



## Townhouse for sale in Nueva Andalucía, Marbella

599.000 €

Referencia: R5111263    Dormitorios: 4    Baños: 5    Terreno: 20m<sup>2</sup>    Construido: 233m<sup>2</sup>    Terraza: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA – PRIME LOCATION NEAR PUERTO BANÚS

Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara.

Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations.

#### Key Features:

**Elegant Living Spaces:** Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets.

**Versatile Kitchen:** Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design).

**Private Guest Apartment:** Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income.

**Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage.

**Panoramic Rooftop Solarium:** Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office.

**Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private driveway, and underground garage.

**Resort-Style Amenities:** Access to two communal swimming pools, with the nearest just steps away.

Whether you're looking for a family home, a vacation retreat, or a smart investment in the heart of the Costa del Sol, this property offers unmatched value, location, and lifestyle for discerning international buyers.



## Características:

### Características

Cerca de Transporte  
Terraza Privada  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Solario  
Aptmnt. Huéspedes

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín

### Piscina

Piscina Comunitaria

### Jardin

Jardín Comunitario

### Servicios Públicos

Electricidad

### Orientación

Sur  
Orientación Suroeste

### Posición

Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Parcialmente Amueblada

### Seguridad

Recinto Cerrado  
Portero Automático

### Categoría

Casas de vacaciones  
Inversion  
Ganga  
Reventa

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente

### Estado

Regular estado de conservación

### Cocina

Cocina Parcialmente Equipada

### Aparcamiento

Garaje  
Párking Comunitario