



## Townhouse for sale in Nueva Andalucía, Marbella

730.000 €

Referentie: R5007421 Slaapkamers: 3 Badkamers: 4 Perceelgrootte: 165m<sup>2</sup> Terras: 40m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Located in the prestigious community of Los Naranjos de Marbella, this spacious semi-detached house offers a privileged setting with landscaped gardens, communal pool and a Mercadona supermarket. Within walking distance of Puerto Banus and just a few minutes drive from the center of Marbella, this house combines comfort and exclusivity. The house enjoys an excellent east-west orientation, allowing natural light throughout the day, and offers breathtaking views of the pool, gardens and mountains. On the ground floor, we find a spacious and bright kitchen with access to the utility room. The spacious living-dining room, with large windows, opens to a charming terrace ideal for enjoying the Mediterranean climate. On the first floor is the master bedroom en suite with private terrace, along with two guest bedrooms that share a bathroom. One of these bedrooms also has access to the terrace. The second floor has a solarium, perfect to relax and enjoy the panoramic views. In addition, in the attic area there is the possibility to create an additional bedroom simply by removing a partition. Among its features are the built-in wardrobes, cold/hot air conditioning, marble floors and an outdoor garage space inside the property. Unlike many townhouses, it only shares a wall with the neighbour, thus enjoying greater privacy. A unique opportunity to live in an exclusive environment, with all the amenities at your fingertips. Transferable Touristic license already in place for this property - This is a fantastic investment opportunity.





## Kenmerken:

Inbouwkasten Barbecue

Pool Bekeken

Extra's Zonorientatie Klimaatbeheersing

Nabij vervoer Oosten Airconditioning

Privé Terras Open haard Ensuite badkamer

Marmeren vloeren

**Uitzicht** Ligging **Huidige Staat** 

Goede conditie Mountain Bekeken Dichtbij golfbaan **Garden Views** Dichtbij zee

Dicht bij winkels Dichtbij stad Dichtbij scholen

Zwembad Tuin Parkeergelegenheid Gemeenschappelijk zwembad private Parking gemeenschappelijke tuin