



## Townhouse for sale in Nueva Andalucía, Marbella

**755,000 €**Reference: R5237395   Bedrooms: 4   Bathrooms: 3   Build Size: 164m<sup>2</sup>   Terrace: 50m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Discover this magnificent three-storey home, recently renovated and designed for both year-round living and rental investment. It offers 4 bedrooms and 4 bathrooms, with bright, well-distributed spaces on every level. On the ground floor, you will find a fully renovated open-plan kitchen, spacious and modern, seamlessly connected to the living-dining area. From here, you can access a large rear terrace, perfect for outdoor dining, as well as a guest toilet. At the front of the house, there is a peaceful patio furnished with outdoor sofas—an ideal spot to relax. The first floor features two double bedrooms, a full bathroom in the hallway, and the master bedroom, which includes an en-suite bathroom and a generous private terrace. The top floor offers a charming attic-style bedroom along with a spacious terrace, providing a versatile area flooded with natural light. Additional features include air conditioning, natural gas hot water, and all renovations already completed, allowing you to move in immediately. Located in a well-known residential urbanisation, the property enjoys an excellent location with: A supermarket just 400 m away Aloha College 700 m away And the Echevarría (Echamendi) School also within close proximity A fantastic opportunity both as a family home and as a high-demand rental investment, thanks to its layout, surroundings, and convenient access to essential services.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Near Transport	West	Fireplace
Private Terrace		
Marble Flooring		
Fitted Wardrobes		
WiFi		
Views	Setting	Condition
Urban	Commercial Area	Excellent
	Close To Golf	
	Urbanisation	
	Close To Town	
	Close To Schools	
	Town	
	Village	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Street
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Gas		