



# Stadthaus zum Verkauf in Nueva Andalucía, Marbella

799.000 €

Referenz: R5252899 Schlafzimmer: 3 Badezimmer: 3 Garten: 149m<sup>2</sup> Terrasse: 25m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Newly renovated and modern townhouse/duplex apartment located in one of the most sought-after areas of Nueva Andalucía.

This corner unit is frontline golf to Las Brisas Golf Club, offering open views over the golf course and an ideal position in the heart of the Golf Valley.

The property is set within a quiet, gated community of only 10 units, making it an ideal permanent residence or investment. The house offers three bedrooms, all located on the upper floor. The master bedroom features an en-suite bathroom and a dedicated office area with beautiful views over the golf course.

Upon entering the property, you are welcomed by a modern, open-plan layout featuring a spacious kitchen fully equipped with all desired amenities, a large dining area, and a bright living room with a fireplace. Large sliding doors provide direct access to the expansive lawn and pool area, making it perfect for family living and outdoor enjoyment.

With a south-facing orientation, the house enjoys sun throughout the day. Being a corner unit, it benefits from abundant natural light and enhanced privacy, complemented by its own small private garden.

The property includes two private parking spaces and is conveniently located close to all amenities such as schools, shopping, golf courses, and restaurants.

A cosy, easy-living home in the heart of Marbella, offering exceptional value for money.

The property has 149.46 m<sup>2</sup> of enclosed built area, distributed as follows:

### Entrance Floor:

- Entrance hall with wardrobe
- Kitchen
- Living room
- Dining room
- Guest toilet
- Terrace
- Staircase connecting to the upper floor

### Upper Floor:

- Three bedrooms (master en-suite)
- Two bathrooms
- Hallway
- One terrace



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Panorama  
Garten  
Golf

### Pool

Gemeinschaft  
Garten  
Gemeinschaft

### Versorgungsunternehmen

Strom

### Orientierung

Süden  
Südost  
Südwesten

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Frontline Golf

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Alarmanlage  
Elektrische Jalousien

### Kategorie

Ferienhäuser  
Investition  
Schnäppchen  
Golf

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kamin  
Zentralheizung

### Zustand

Gut  
Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Privat  
Straße  
Mehr als eins