



# Townhouse for sale in Nueva Andalucía, Marbella

799,000 €

Reference: R5252899 Bedrooms: 3 Bathrooms: 3 Build Size: 149m<sup>2</sup> Terrace: 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



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Access for people with reduced mobility

### Views

Panoramic  
Garden  
Golf

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Holiday Homes  
Investment  
Bargain  
Golf

### Climate Control

Air Conditioning  
Pre Installed A/C  
Fireplace  
Central Heating

### Condition

Good  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private  
Street  
More Than One