



## Stadthaus zum Verkauf in Nueva Andalucía, Marbella

**845.000 €**Referenz: R5288623   Schlafzimmer: 3   Badezimmer: 4   Garten: 279m<sup>2</sup>   Terrasse: 102m<sup>2</sup>

## Costa del Sol, Nueva Andalucía

Exceptional 3 Bedroom Townhouse in the Heart of Nueva Andalucía This beautifully presented three-bedroom townhouse is arranged over three spacious levels and offers a superb blend of comfort, space, and prime location. Set in the very heart of Nueva Andalucía, the property is within easy walking distance of a vibrant selection of restaurants, cafés, bars, and boutiques, while Puerto Banús, golden beaches, and several of the Costa del Sol's most prestigious golf courses are just minutes away. The main living level features a good sized kitchen with separate utility room, complemented by a split-level dining and lounge area with an open fireplace, creating a warm and inviting atmosphere. From here, doors open onto a charming private terrace with direct access to the immaculately maintained communal gardens and swimming pool beyond. Each of the three generously proportioned bedrooms benefits from its own private terrace, perfectly suited to enjoying the Mediterranean lifestyle. The top-floor suite is particularly impressive, featuring a large private terrace as well as an additional terrace off the landing complete with built-in BBQ and lovely open views across the gardens – ideal for al fresco dining, entertaining, or simply relaxing in the sun. Further features include a private driveway, a large garage beneath the property, three en-suite bathrooms, and an additional guest cloakroom on the main floor, ensuring both comfort and practicality for full-time living or holidays. The property forms part of the charming and well-regarded El Palmeral community, comprising just 46 townhouses arranged in an elegant horseshoe around beautifully mature gardens. Residents enjoy excellent facilities including two communal swimming pools, a heated outdoor jacuzzi, sauna, and a fully equipped gym, all within a peaceful and secure residential setting. This is a wonderful opportunity to acquire a superbly located home offering space, comfort, and lifestyle in one of Marbella's most sought-after residential areas.



## Eigenschaften:

<b>Merkmale</b>	<b>Orientierung</b>	<b>Klimakontrolle</b>
Überdachte Terrasse	Südost	Klimaanlage
In der Nähe des Transports		Heiße A/C.
Private Terrasse		
Marmorböden		
Einstellungsschränke		
Solarium		
W-lan		
Fitnessstudio		
Sauna		
Whirlpool		
Grill		
Glasfaser		
<b>Ansichten</b>	<b>Einstellung</b>	<b>Zustand</b>
Berg	In der Nähe von Golf	Gut
Garten	In der Nähe des Hafens	
Pool	Urbanisierung	
	In der Nähe des Meeres	
	In der Nähe von Geschäften	
	In der Nähe der Stadt	
	In der Nähe von Schulen	
<b>Pool</b>	<b>Möbel</b>	<b>Küche</b>
Gemeinschaft	Voll eingerichtet	Voll ausgestattet
<b>Garten</b>	<b>Sicherheit</b>	<b>Parken</b>
Gemeinschaft	Gated Complex	Garage
	Elektrische Jalousien	Privat
<b>Versorgungsunternehmen</b>	<b>Kategorie</b>	
Strom	Wiederverkauf	
Trinkbares Wasser		