



# Townhouse for sale in Nueva Andalucía, Marbella

495,000 €

Reference: R5340718 Bedrooms: 2 Bathrooms: 2 Plot Size: 58m<sup>2</sup> Build Size: 98m<sup>2</sup> Terrace: 17m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### LOS NARANJOS COUNTRY CLUB

This delightful 2 bedroom , 2 bathroom townhouse is set within a picturesque gated urbanization.

As you enter the gated entrance of the development you have private communal parking (gated barrier entrance). A community office is also situated at the main entrance together with an onsite restaurant (soon to be functioning). Also there is a community Tennis court for resident use.

As you walk through the treelined courtyard urbanisation you arrive at the townhouse, which is set over 2 floors.

As you enter the property you have a luxury bespoke kitchen, custom made for the owner (this will be removed and taken with the owner on departure). There is a reform opportunity to make this space the living / kitchen area. There is also storage space under the staircase housing the washing machine.

On this ground floor level, you have the 2nd double bedroom with natural light. Ensuite bathroom with shower and window.

Through the kitchen you have a spacious garden / terrace area (currently a temporary pergola erected, which will be removed before departure). This east facing garden has many opportunities to reform and add personal taste and style.

As we move to the upper level of the house, you have a large and spacious master suite (also ensuite with shower and bath tub). Here you have access to a private terrace to enjoy.

The property has air-conditioning throughout.

The location is set in the heart of the Golf Valley, within 2 min walk to Las Brisas Golf Course, and 5min walk to Los Naranjos Golf Club. Within 6 min drive you can reach Puerto Banus. The location is a great mixture of residential & holiday community.

VIDEO AVAILABLE ON REQUEST



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Tennis Court  
Restaurant On Site

### Views

Garden  
Courtyard

### Pool

Communal

### Security

Gated Complex

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Parking

Covered  
Communal  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good  
Renovation Required  
Restoration Required

### Garden

Communal

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Golf  
Resale