



## Adosada en venta en Nueva Andalucía, Marbella

695.000 €

Referencia: R5346829    Dormitorios: 4    Baños: 3    Terreno: 162m<sup>2</sup>    Construido: 270m<sup>2</sup>    Terraza: 45m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This exceptional, newly renovated townhouse is located in the sought-after urbanisation Condes de Iza, ideally positioned between Nueva Andalucía and San Pedro in Marbella. Enjoying a prime southwest orientation and an open outlook with no properties directly in front, this is one of the best locations in the community. The property offers beautiful sea views, visible even from the garden and main living areas.

Renovated to a high standard, the home combines contemporary design with a warm and inviting atmosphere. The entrance level features bright, open-plan living spaces, seamlessly connecting the kitchen, dining, and living areas. From here, you have direct access to a sunny and private garden—perfect for relaxing or entertaining. A guest toilet is also conveniently located on this floor.

Upstairs, the second floor offers three bedrooms. The master suite includes an en-suite bathroom and access to a private balcony. Two additional guest bedrooms share a stylish and well-appointed bathroom.

The rooftop terrace is a true highlight, offering a perfect setting for social gatherings. Here, you can enjoy stunning panoramic views of the sea as well as the iconic La Concha mountain.

The basement level provides additional versatility, featuring a laundry room, storage space, a cozy secondary living area, and an extra bedroom—ideal for guests or extended family.

This charming home is perfectly located close to restaurants, supermarkets, and all essential amenities, while the beach is just minutes away. The gated urbanisation offers excellent security with nightly patrols and features two well-maintained communal swimming pools.

This property is competitively priced, and the sellers are motivated for a swift transaction.

Keys are available at the office, making viewings convenient and easy to arrange.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
Solario  
WiFi  
Sala de Juegos  
Lavadero  
Sótano  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas Urbanas

### Piscina

Piscina Comunitaria

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Portero Automático

### Orientación

Orientación Suroeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Sin Amueblar

### Categoría

Lujo

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Excelente estado de conservación  
Reformado Recientemente

### Jardin

Jardín Privado