



## Stadthaus zum Verkauf in Nueva Andalucía, Marbella

898.000 €

Referenz: R5252425 Schlafzimmer: 3 Badezimmer: 2 Garten: 134m<sup>2</sup> Terrasse: 57m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

**BIG PRICE DROP ALERT!**

From €945,000 → €898,000 (Save €47K)

**PRIME LOCATION!!!**

**ELEGANT TOWNHOUSE BEHIND CENTRAL PLAZA / 898K / 3+2 / GATED COMPLEX/ LA CONCHA VIEWS**

Beautiful duplex townhouse ideally situated in the heart of Nueva Andalucía, just behind Central Plaza and within walking distance of the world-famous Puerto Banús Marina.

The property features a fully fitted designer kitchen equipped with an American-style fridge-freezer with water and ice dispenser. The bright and spacious living room, complete with a cosy fireplace, opens onto a generous sunny terrace, off which there is a useful outside utility area, adding excellent practicality. The terrace enjoys panoramic views of La Concha and Puerto Banús.

The comfortable master bedroom includes fitted wardrobes and is served by a separate full bathroom. A light-filled staircase leads to the upper level, where a large dressing area connects to two double bedrooms, both offering additional storage, along with another full family bathroom.

Attractive wooden Venetian blinds are fitted throughout the property.

Set within an impressive gated complex of traditional whitewashed Andalusian pueblo-style townhouses, the community offers beautifully maintained communal gardens, a swimming pool, ample guest parking, and open parking conveniently located directly outside the house.

Key lifestyle highlights include proximity to:

Puerto Banús Marina

La Sala and surrounding dining scene

Beach clubs and coastal promenade

Golf Valley courses

El Corte Inglés and premium shopping

Historic Marbella Old Town is just a 5–10 minute drive, while Málaga International Airport is approximately 45 minutes by car, making this an ideal permanent residence, holiday home, or investment property. This home truly offers the best of both worlds—peace and tranquillity with serene views of La Concha, while being moments from the vibrant lifestyle of Puerto Banús.

Would you like to take a virtual 3D tour of how the townhouse would look like renovated? Simply copy and paste the following link: <https://youtu.be/ad3n6OLXRHk>



## Eigenschaften:

### Merkmale

In der Nähe des Transports  
Private Terrasse  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Glasfaser

### Ansichten

Meer  
Berg  
Panorama  
Garten

### Pool

Gemeinschaft  
Garten  
Gemeinschaft

### Versorgungsunternehmen

Strom

### Orientierung

Südost

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Möbel

Optional

### Sicherheit

Gated Complex  
Alarmanlage

### Kategorie

Ferienhäuser  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Offen