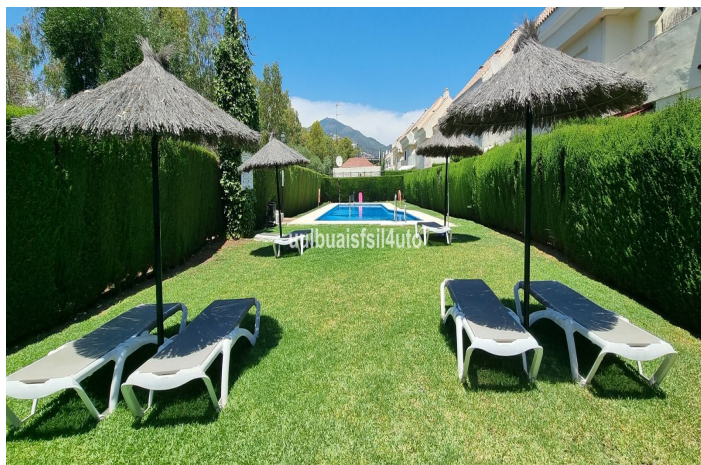




# Townhouse for sale in Nueva Andalucía, Marbella

550,000 €

Reference: R5359345 Bedrooms: 3 Bathrooms: 3 Plot Size: 100m<sup>2</sup> Build Size: 130m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### 📍 Comfortable Three-Bedroom House in Nueva Andalucía

A bright and comfortable three-bedroom home located in Nueva Andalucía – just a 5–10 minute drive or about a 40-minute walk from Puerto Banús and the beach.

The renowned Los Naranjos Golf Club is right nearby.

The house offers a private garden and dedicated parking space, in a great location close to shops, restaurants, and all essential amenities.

### Layout

#### Ground Floor:

Spacious and sunny living room with a fireplace, Smart TV, and direct access to a private terrace and garden.

Fully equipped separate kitchen.

Guest toilet.

#### First Floor:

Master bedroom with a large double bed and en-suite bathroom (bathtub + bidet).

Second bedroom (the largest) with two single beds on a mezzanine level.

Third bedroom with a double bed (can be separated into two singles).

Second bathroom with a bathtub.

### Outdoor Areas

Spacious private garden with a sunny terrace.

Gated parking for one car, plus an additional parking space in front of the house.

Access to a large communal pool (usually quiet and not crowded).

Shared green area, perfect for games, sunbathing, or relaxing outdoors.

### ⚙️ Amenities

Individually controlled A/C (hot and cold) in each room

Wi-Fi

Smart TV

Alarm system

Private garden and terrace

Private parking

Communal pool and green areas

Shops and restaurants are within a 15-minute walk, making this the perfect location for both relaxation and convenience.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Fiber Optic

### Views

Garden  
Forest

### Pool

Communal

### Garden

Private Garden  
Easy Maintenance

### Utilities

Electricity

### Orientation

East  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
Street  
More Than One