



## Townhouse for sale in Nueva Andalucía, Marbella

**695,000 €**

Reference: R5109850   Bedrooms: 4   Bathrooms: 3   Plot Size: 40m<sup>2</sup>   Build Size: 231m<sup>2</sup>   Terrace: 40m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This cozy and beautifully maintained townhouse is ideally located close to Puerto Banús, within walking distance to all amenities, including restaurants and Mercadona. The property features a private garden that leads directly into the spacious living area, complete with a fireplace and a separate dining area that comfortably seats more than eight guests. The fully equipped kitchen includes all modern appliances and opens onto a sunny terrace, perfect for enjoying outdoor meals or preparing a BBQ. On the ground floor, there is also a guest toilet for added convenience. Upstairs, the second floor offers three generously sized bedrooms. The master bedroom includes an en-suite bathroom and has access to a private terrace with stunning mountain views. The two additional double bedrooms share a full bathroom. On the top level, there is an additional bedroom with its own private terrace, offering a peaceful retreat.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
WiFi

### Views

Mountain  
Garden  
Golf

### Pool

Communal

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf  
Close To Forest

### Furniture

Fully Furnished

### Security

Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground