



# Townhouse for sale in Nueva Andalucía, Marbella

**795,000 €**

Reference: R5309761    Bedrooms: 3    Bathrooms: 3    Build Size: 280m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This well presented three-bedroom townhouse spans three spacious levels, combining comfort, space, and a great location in the heart of Nueva Andalucía. A wide selection of restaurants, cafés, bars, and boutiques are within walking distance, while Puerto Banús, sandy beaches, and renowned golf courses are just minutes away. The main floor features a well-sized kitchen with a separate utility room and a split-level dining and living area with an open fireplace. Doors lead to a private terrace with direct access to the communal gardens and swimming pool. All three generous bedrooms have private terraces. The top-floor suite stands out with a large private terrace and an additional terrace with built-in BBQ and open garden views – perfect for outdoor dining and entertaining. Additional features include a private driveway, spacious garage, three en-suite bathrooms, and a guest wc. Located within the sought-after El Palmeral community of just 46 townhouses, residents enjoy two swimming pools, a heated outdoor jacuzzi, sauna, gym, and beautifully maintained gardens in a secure and peaceful setting. A superb opportunity to own a large home in one of Marbella's most desirable areas.



## Features:

### Features

Covered Terrace  
Ensuite Bathroom  
Marble Flooring  
Solarium  
Gym  
Sauna  
Utility Room  
Barbeque

### Views

Mountain  
Garden  
Pool

### Furniture

Not Furnished

### Security

Electric Blinds

### Orientation

South

### Setting

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

### Kitchen

Fully Fitted

### Parking

Garage

### Climate Control

Air Conditioning  
Fireplace

### Pool

Communal

### Garden

Communal

### Category

Holiday Homes  
Golf  
Resale