



# Townhouse for sale in Nueva Andalucía, Marbella

**530,000 €**

Reference: R5321449 Bedrooms: 4 Bathrooms: 4 Plot Size: 105m<sup>2</sup> Build Size: 159m<sup>2</sup> Terrace: 79m<sup>2</sup>



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## Costa del Sol, Nueva Andalucía

Semi-Detached Villa in a Gated Community with Swimming Pool in Nueva Andalucía

An excellent opportunity to acquire a magnificent corner semi-detached villa located within a gated community with communal swimming pools, set in one of the most sought-after areas of the Costa del Sol. The resort enjoys direct access to the main road and is just minutes away from Nueva Andalucía, Puerto Banús, beaches, golf courses, and all amenities.

The South-East facing property is distributed over three levels: On the main floor, the entrance is through a spacious front terrace of 40 sqm, ideal as a relaxation area. It boasts a bright living room, guest toilet, independent kitchen, and access to a pleasant rear terrace of 18 sqm. The first floor comprises three bedrooms and two bathrooms, one of which is en-suite. All rooms access an independent terraces. The top floor features a fourth bedroom with terrace and a full bathroom.

All bedrooms have direct access to a terrace, providing abundant natural light and an excellent indoor-outdoor connection.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Fiber Optic

### Views

Urban

### Pool

Communal  
Private

### Garden

Communal

### Orientation

East  
South  
West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning

### Condition

Fair  
Restoration Required

### Kitchen

Fully Fitted