





# Townhouse in Nueva Andalucía

Price € 669,000

|            |        |
|------------|--------|
| Bedrooms   | 4      |
| Bathrooms  | 4.5    |
| Build Size | 133 m² |
| Terrace    | 40 m²  |
| Plot Size  | 173 m² |

SETTING

- ✓ Close To Golf

ORIENTATION

- ✓ East

CONDITION

- ✓ Recently Renovated

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Mountain
- ✓ Golf
- ✓ Garden
- ✓ Pool

FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

FURNITURE

- ✓ Optional

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

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Located within the established community of Sol Europa Golf in Nueva Andalucía, this recently renovated townhouse offers generous living space and direct access to the communal gardens and swimming pool.

The townhouse is distributed over three levels and has been renovated in a clean contemporary style, creating a move in ready family home in one of the most desirable residential areas of Marbella.

On the ground floor, the living and dining area connects with an open plan kitchen and provides direct access to the east facing main terrace. From here, there is immediate access to the communal gardens and swimming pool, creating an easy indoor outdoor flow that works particularly well for families and everyday living. The east facing orientation makes this terrace especially pleasant during the morning and early afternoon hours.

This level also includes one bedroom and a bathroom, ideal for guests or family members who prefer ground floor living.

The first floor consists of three spacious bedrooms and a second bathroom. The master bedroom features an ensuite bathroom together with its own private balcony.

On the upper level, the property offers a practical storage room with direct access to the rooftop solarium. Thanks to its open positioning, the solarium enjoys sun throughout the day and adds an additional outdoor living space to the property.

Residents of Sol Europa Golf benefit from a well maintained communal swimming pool and gated community parking within the urbanisation.

A bright and well balanced family townhouse in a consistently popular part of Nueva Andalucía, close to golf courses, international schools, restaurants, Puerto Banús and Marbella.

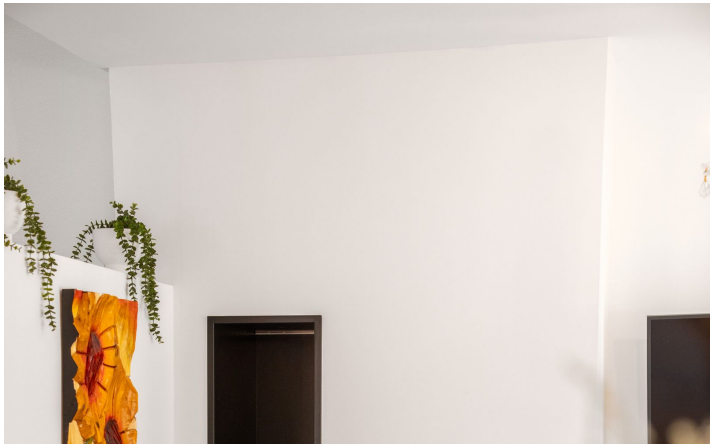
€675,000

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GALLERY











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