

# Townhouse in Nueva Andalucía

Price **€ 899,999**

Bedrooms	<b>6</b>
Bathrooms	<b>4</b>
Build Size	<b>200 m<sup>2</sup></b>
Terrace	<b>70 m<sup>2</sup></b>
Plot Size	<b>420 m<sup>2</sup></b>

## SETTING

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

## ORIENTATION

- ✓ South East
- ✓ South West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Church
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

**PARKING**

- ✓ Street
- ✓ Communal

**UTILITIES**

- ✓ Electricity
- ✓ Drinkable Water

**CATEGORY**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

---

New to Market - Located in the highly desirable community of Los Naranjos de Marbella, this well-presented 6-bedroom, 4-bathroom townhouse offers generous living space and a convenient location.

The property is just a five-minute drive or a 25-minute walk from the famous Puerto Banús marina and only a few minutes by car from Marbella's Old Town. Everyday amenities are close at hand, with a Mercadona supermarket within the community and a bus stop just a minute away.

On the ground floor, there is a bright and spacious living and dining area with a fireplace that opens directly onto a large, recently renovated outdoor courtyard/patio. This area is ideal for enjoying the sunshine or dining outdoors. The kitchen is fully equipped and has direct access to a utility room. Also on this level is a self-contained guest room with its own kitchenette, bathroom, and independent entrance, offering the potential to generate additional rental income.

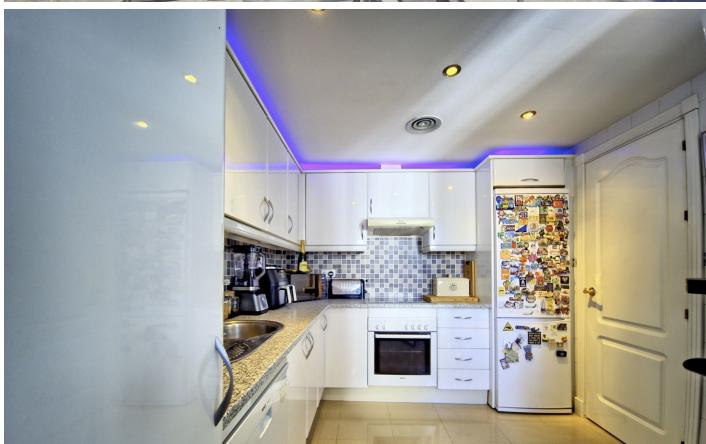
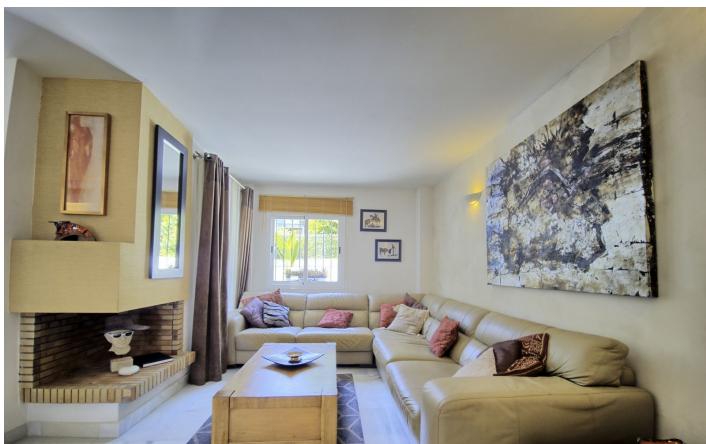
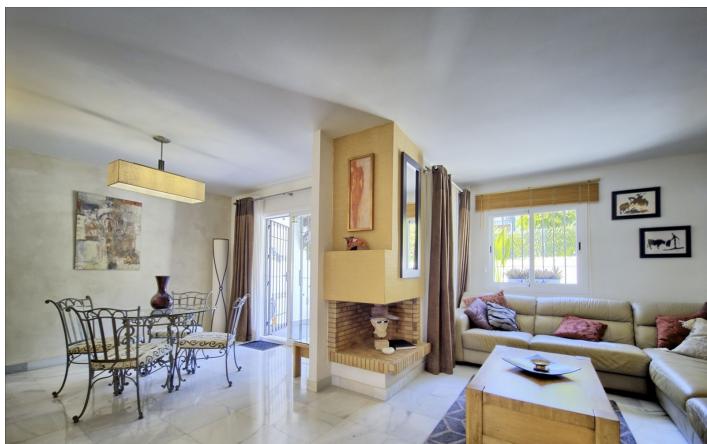
The first floor has three good-sized bedrooms, including one ensuite. Both the ensuite bedroom and the second bedroom open onto a shared terrace that overlooks the courtyard/patio and enjoys mountain views. The family bathroom is fitted with a jacuzzi/air bath with internal lights and a built-in Bluetooth speaker, adding an extra touch of comfort. On the second floor, there is another ensuite bedroom as well as a sixth bedroom currently used as an office, which can comfortably accommodate a double bed or two single beds.

Other features include marble flooring throughout, air conditioning in every room, and high-speed fibre optic Wi-Fi. The property is situated on a quiet street within the urbanization with just five houses, offering peace and privacy. There are several communal pools within the development, including one directly opposite the house and another just 100 metres away.

This townhouse offers a practical layout, versatile living spaces, and a sought-after location, making it a great choice as a permanent residence, holiday home, or rental investment.

[View Property Online](#)

## GALLERY







ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)