



Townhouse in Nueva Andalucía

Price **€ 1,495,000**

Bedrooms	4
Bathrooms	4
Build Size	176 m²
Terrace	93 m²
Plot Size	269 m²

SETTING

- ✓ Town

✓ Close To Port

✓ Close To Town

✓ Close To Marina
- ✓ Commercial Area

✓ Close To Shops

✓ Close To Schools

✓ Urbanisation
- ✓ Close To Golf

✓ Close To Sea

✓ Close To Forest

ORIENTATION

- ✓ South East

✓ West
- ✓ South
- ✓ South West

CONDITION

- ✓ Excellent

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F/H Bathrooms

VIEWS

- ✓ Mountain
- ✓ Pool
- ✓ Forest

FEATURES

- ✓ Private Terrace

✓ Barbeque
- ✓ Solarium
- ✓ Ensuite Bathroom

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex

PARKING

✓ Private

CATEGORY

✓ Luxury

✓ Resale

The property is presented as a fully renovated townhouse in Pueblo Arabesque, located in one of the most sought-after areas of Nueva Andalucía, Marbella.

The house offers a layout designed for daily comfort, combining Scandinavian-inspired lines with Mediterranean details. It has approximately 176 m² indoors and a 93 m² solarium equipped with an outdoor kitchen, barbecue area, resting area, dining space, electric awning, and laundry room. In total, it adds up to 269 m², with three double bedrooms and an additional guest room, all with ensuite bathrooms, as well as several terraces and balconies that allow you to enjoy the sun throughout the day thanks to its multiple orientations.

The bedrooms are located separately to offer greater privacy, while the entrance floor integrates the kitchen, dining room, and living room in an open space with direct access to a terrace with a dining area. The property also has private outdoor parking next to the entrance, a 15 m² storage room, air conditioning in all rooms, fiber optic, a security door with code, an alarm system, and a complete water purification system.

The community stands out for its well-kept gardens, large swimming pool, and views towards the La Concha mountain, the Las Brisas golf valley, and the residential area itself. In the immediate surroundings, there are restaurants, supermarkets, specialized shops, and sports centers, as well as the promenade that connects to the Golden Mile and Puerto Banús. Nueva Andalucía is known for its golf courses, quiet residential atmosphere, and proximity to both the sea and essential services, making the area an attractive place to live all year round.

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GALLERY







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