



# Townhouse in Nueva Andalucía

Price € 599,000

|            |                    |
|------------|--------------------|
| Bedrooms   | 4                  |
| Bathrooms  | 5                  |
| Build Size | 233 m <sup>2</sup> |
| Terrace    | 50 m <sup>2</sup>  |
| Plot Size  | 303 m <sup>2</sup> |

## SETTING

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

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Fair

## POOL

- ✓ Communal

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Mountain
- ✓ Garden
- ✓ Country

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Marble Flooring
- ✓ Near Transport
- ✓ Guest Apartment
- ✓ Double Glazing
- ✓ Private Terrace
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone

## PARKING

- ✓ Garage
- ✓ Communal

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

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### SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA - PRIME LOCATION NEAR PUERTO BANÚS

Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara.

Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations.

#### Key Features:

**Elegant Living Spaces:** Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets.

**Versatile Kitchen:** Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design).

**Private Guest Apartment:** Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income.

**Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage.

**Panoramic Rooftop Solarium:** Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office.

**Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private driveway, and underground garage.

**Resort-Style Amenities:** Access to two communal swimming pools, with the nearest just steps away.

Whether you're looking for a family home, a vacation retreat, or a smart investment in the heart of the Costa del Sol, this property offers unmatched value, location, and lifestyle for discerning international buyers.

[View Property Online](#)

# GALLERY







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