





# Townhouse in Nueva Andalucía

Price **€ 799,000**

Bedrooms	3
Bathrooms	3
Build Size	149 m²
Terrace	25 m²
Plot Size	174 m²

**SETTING**

- ✓

Frontline Golf
- ✓

Close To Golf
- ✓

Close To Shops
- ✓

Close To Town
- ✓

Close To Schools
- ✓

Urbanisation

**ORIENTATION**

- ✓

South East
- ✓

South
- ✓

South West

**CONDITION**

- ✓

Good
- ✓

Recently Renovated

**POOL**

- ✓

Communal

**CLIMATE CONTROL**

- ✓

Air Conditioning
- ✓

Pre Installed A/C
- ✓

Central Heating
- ✓

Fireplace

**VIEWS**

- ✓

Golf
- ✓

Panoramic
- ✓

Garden

**FEATURES**

- ✓

Covered Terrace
- ✓

Fitted Wardrobes
- ✓

Private Terrace
- ✓

Satellite TV
- ✓

WiFi
- ✓

Storage Room
- ✓

Ensuite Bathroom
- ✓

Access for people with reduced mobility
- ✓

Marble Flooring
- ✓

Double Glazing

**FURNITURE**

- ✓

Fully Furnished

**KITCHEN**

- ✓

Fully Fitted

**GARDEN**

- ✓

Communal

**SECURITY**

- ✓

Gated Complex
- ✓

Electric Blinds
- ✓

Alarm System

## PARKING

- ✓ Street
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Bargain
  - ✓ Golf
  - ✓ Holiday Homes
  - ✓ Investment
- 

Newly renovated and modern townhouse/duplex apartment located in one of the most sought-after areas of Nueva Andalucía.

This corner unit is frontline golf to Las Brisas Golf Club, offering open views over the golf course and an ideal position in the heart of the Golf Valley.

The property is set within a quiet, gated community of only 10 units, making it an ideal permanent residence or investment. The house offers three bedrooms, all located on the upper floor. The master bedroom features an en-suite bathroom and a dedicated office area with beautiful views over the golf course.

Upon entering the property, you are welcomed by a modern, open-plan layout featuring a spacious kitchen fully equipped with all desired amenities, a large dining area, and a bright living room with a fireplace. Large sliding doors provide direct access to the expansive lawn and pool area, making it perfect for family living and outdoor enjoyment.

With a south-facing orientation, the house enjoys sun throughout the day. Being a corner unit, it benefits from abundant natural light and enhanced privacy, complemented by its own small private garden.

The property includes two private parking spaces and is conveniently located close to all amenities such as schools, shopping, golf courses, and restaurants.

A cosy, easy-living home in the heart of Marbella, offering exceptional value for money.

The property has 149.46 m<sup>2</sup> of enclosed built area, distributed as follows:

### Entrance Floor:

- Entrance hall with wardrobe
- Kitchen
- Living room
- Dining room
- Guest toilet
- Terrace
- Staircase connecting to the upper floor

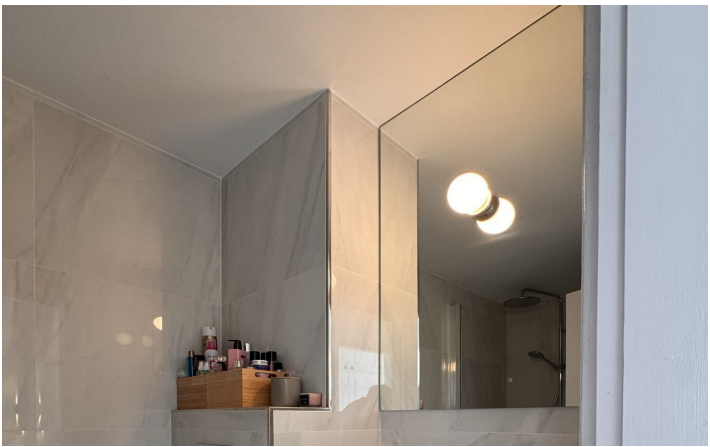
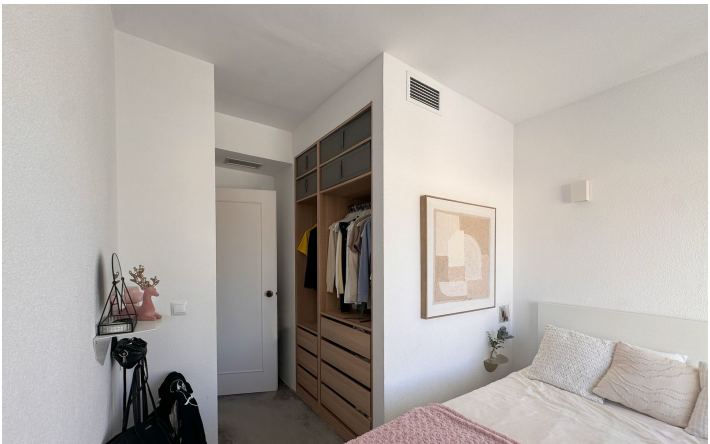
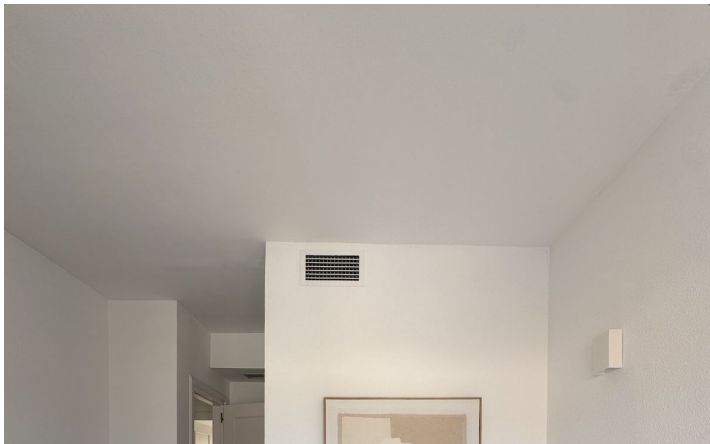
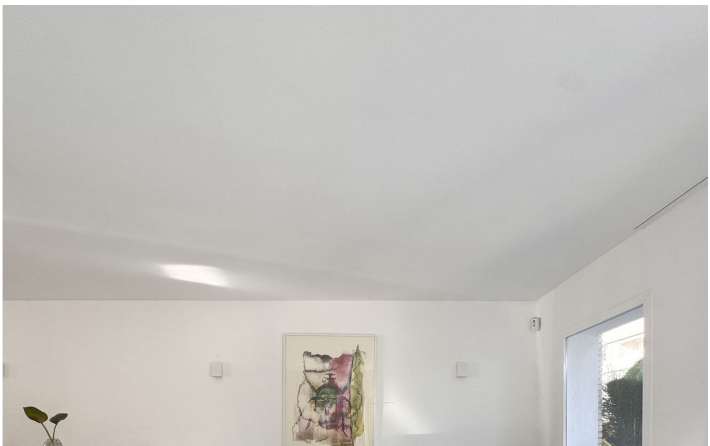
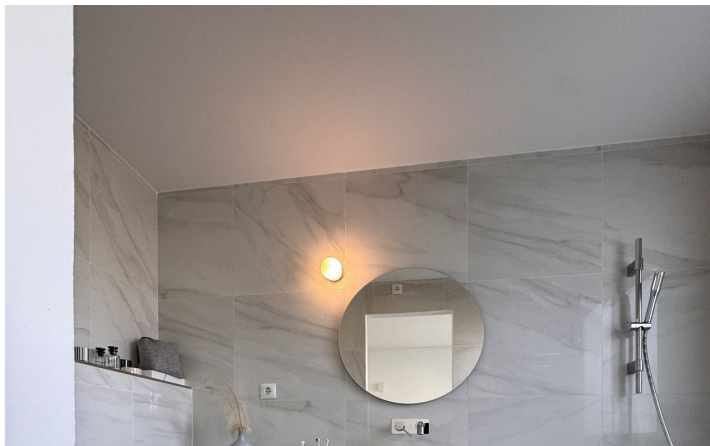
### Upper Floor:

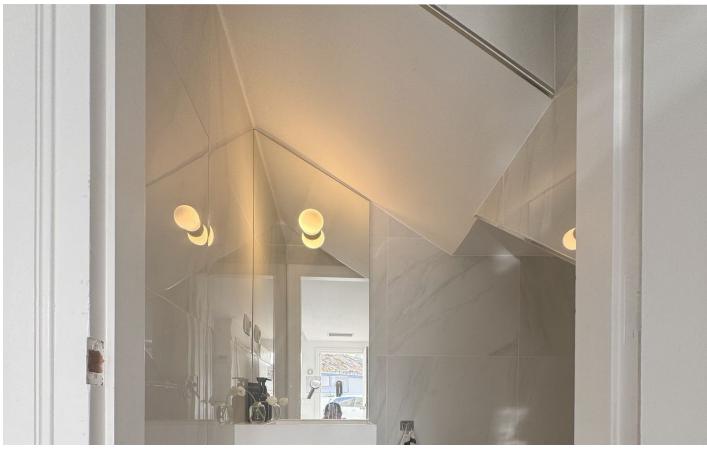
- Three bedrooms (master en-suite)
- Two bathrooms
- Hallway
- One terrace

[View Property Online](#)



GALLERY





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