

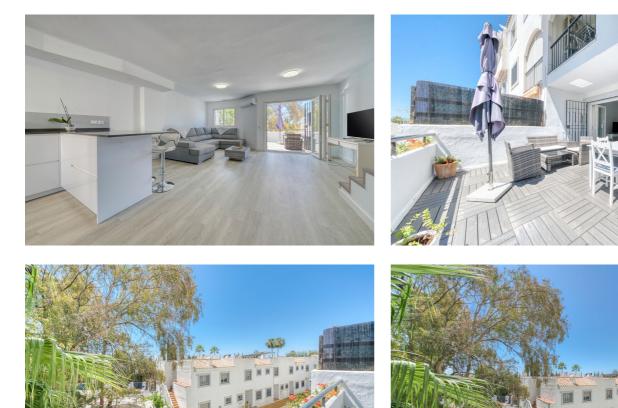


# Townhouse for sale in Nueva Andalucía, Marbella

Reference: R5045209 Bedrooms: 3 Bathrooms: 3 Build Size: 87m<sup>2</sup> Terrace: 27m<sup>2</sup>

## 439,995€









## Costa del Sol, Nueva Andalucía

Fabulous townhouse/duplex apartment located within a private community in the centre of Nueva Andalucia, Marbella. This spacious home is accessed via an extremely large community terrace area, which is only used by the owner of this property, which leads to the entrance hallway of the property. Inside, you find a modern design kitchen, dining and living area, along with a guest toilet. The lounge flows directly onto a very private terraced area, large enough to entertain and include several sun loungers, with views to the surrounding green areas. Upstairs, you find three spacious bedrooms, with the master enjoying en-suite facilities, a separate family bathroom and a further extremely spacious and very private terrace with partial sea views. The property also offers two underground private car parking spaces, making this an ideal home or rental investment, where short term rentals are currently permitted by the community. The property was completely refurbished in Q4 2023, including a new kitchen, bathrooms, new windows, new air-conditioning, new terraces and upgraded electrics, plus the current owner has paid towards a community fund which is due to start repainting the entire community in the coming weeks. Contact us now!





## **Features:**

Features Covered Terrace Private Terrace Ensuite Bathroom Double Glazing Fitted Wardrobes Fiber Optic Views Mountain Garden Forest

Pool Communal Garden Communal

**Utilities** Electricity Drinkable Water

#### **CO2 Emission Rating** G

**Orientation** South East

Setting Close To Golf Urbanisation Close To Sea Close To Shops Close To Town Close To Schools Close To Forest Furniture Optional Security Gated Complex

### **Category** Holiday Homes Golf Resale

**Climate Control** Air Conditioning

**Condition** Excellent Recently Renovated

Kitchen Fully Fitted Parking Private More Than One Energy Rating G