



# Townhouse for sale in Nueva Andalucía, Marbella

725,000 €

Reference: R5108635 Bedrooms: 3 Bathrooms: 3 Build Size: 132m<sup>2</sup> Terrace: 36m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

For sale townhouse renovated with quality materials and contemporary style located in one of the best areas of Marbella.

Located right next to the casino of Puerto Banus and within walking distance of all services, it is located in a private and charming urbanization where you could enjoy its swimming pool and well maintained gardens and with few neighbors.

A house ready to move in and live! Bright main floor where you will find a large living-dining room and open kitchen, new and fully equipped.

On the first floor, a spacious master bedroom with a modern bathroom en suite and a west facing terrace.

On the second floor, there are two large bedrooms and two bathrooms.

On the top floor, there is a solarium with a barbecue area and a storage space where you can enjoy the best sunsets of Marbella.

The house is equipped with air conditioning hot and cold, bio-ethanol fireplace, double glazed windows and doors, micro-cement floors and fitted closets in all rooms.

The property includes a subway parking space.

Enjoy the tranquility and comfort in this property surrounded by well known restaurants and cafes such as Breathe Marbella, La Sala, Dezentral. etc.

Great variety of cafes, stores, business areas, hotels and just a few minutes walk from the center of Puerto Banus, the beach and the marina of Puerto Banus.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Guest Apartment  
Utility Room

### Views

Mountain  
Pool  
Courtyard  
Urban  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Furniture

Optional

### Security

Gated Complex

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Distressed  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private