



## Townhouse for sale in Nueva Andalucía, Marbella

530,000 €

Reference: R5171098 Bedrooms: 2 Bathrooms: 2 Build Size: 91m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Located in El Naranjal, one of Nueva Andalucía's established gated communities, this townhouse is set in the heart of Marbella's Golf Valley, surrounded by courses such as Los Naranjos, Real Club Las Brisas, and Aloha Golf. The home has been thoughtfully updated, blending Andalusian charm with modern comfort. The ground floor offers an open-plan living and dining area with a fireplace and direct access to a private terrace framed by Mediterranean greenery. A refurbished kitchen with contemporary finishes connects seamlessly to the living space, creating a functional and inviting layout. The upper level hosts two bedrooms, each with its own en-suite bathroom and French balcony. Natural light enhances both rooms, with the primary suite capturing views of La Concha mountain. El Naranjal is distinguished by cobbled streets and a village-style setting. Residents benefit from a communal swimming pool with mountain views, a tennis court, landscaped gardens, and secure gated parking. Its location offers easy access to Puerto Banús, Marbella town, international schools, and local amenities, while retaining a quiet and private atmosphere. Property Highlights:

- Renovated townhouse in El Naranjal, Nueva Andalucía
- 2 bedrooms with en-suite bathrooms
- Primary suite with French balcony and La Concha views
- Open-plan living and dining area with fireplace
- Refurbished kitchen with updated fittings
- Private terrace with Mediterranean landscaping
- Communal swimming pool, tennis court, and gardens
- Secure gated community with resident parking
- Andalusian-style setting with cobbled streets and patios
- Close to Puerto Banús, Marbella town, and golf courses



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Barbeque

### Views

Mountain

### Pool

Communal

### Security

Gated Complex

### Orientation

East

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Parking

Communal

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good  
Recently Renovated

### Garden

Communal