



## Townhouse for rent in Nueva Andalucía, Marbella

5,500 - 5,500 €

Reference: R5177614   Bedrooms: 3   Bathrooms: 3   Build Size: 163m<sup>2</sup>   Terrace: 74m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Great! Here's an updated and more tailored version of the real estate description for expats, highlighting the air conditioning, central location, and proximity to amenities and Puerto Banús:  **Modern & Bright 3-Bedroom Townhouse for Rent – Ideal for Expats | Prime Location Near Puerto Banús** Welcome to your new home in the sun! This spacious and bright 3-bedroom townhouse is perfectly designed for comfort, privacy, and convenience – ideal for expat living. Each of the three bedrooms features its own en-suite bathroom, plus there's an additional guest toilet for added convenience. The home is fully equipped with air conditioning throughout, ensuring year-round comfort. Enjoy open views of the landscaped gardens, swimming pool, and surrounding mountains, all from your private outdoor areas. The open-plan layout offers a seamless indoor-outdoor flow, perfect for relaxing or entertaining. Located in a sought-after central location, you'll be just minutes away from international schools, shops, restaurants, and all the vibrant amenities of Puerto Banús – everything you need right at your doorstep. **Key Features:**

- 3 Bedrooms | 3 En-suite Bathrooms | Guest Toilet
- Air Conditioning Throughout
- Open Garden, Pool & Mountain Views
- Bright & Spacious Layout
- Prime Location Close to Puerto Banús
- Walking Distance to Shops, Restaurants & Schools

Move-in ready and ideal for expats looking for a stylish, convenient base on the Costa del Sol.  Let me know if you'd like a shorter version for a listing site or a more detailed one for a brochure.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace		Cold A/C
Ensuite Bathroom		Hot A/C
Marble Flooring		
Fitted Wardrobes		
Solarium		
WiFi		
Gym		
Sauna		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Mountain	Urbanisation	Excellent
Panoramic	Close To Town	
Garden		
Pool		
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
Children`s Pool		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Street
<b>Utilities</b>	<b>Category</b>	
Electricity	Luxury	
Drinkable Water		