



## Townhouse for sale in Nueva Andalucía, Marbella

**449,000 €**

Reference: R5296180   Bedrooms: 2   Bathrooms: 2   Build Size: 113m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Bright Townhouse in Urb. Agrupadas – Nueva Andalucía, Marbella Well-planned townhouse located in the popular Urb. Agrupadas in Nueva Andalucía, Marbella. The urbanisation offers a calm and pleasant residential environment with close proximity to local amenities, beaches and the vibrant area of Puerto Banús, with water included in the community fee. The property features two spacious bedrooms, two bathrooms, and bright open-plan living areas with generous natural light and a modern layout that creates a sense of space and functionality. Set in an attractive and strategic location with easy access to golf courses, restaurants, shops, Marbella centre and Puerto Banús, this property is ideal as a permanent residence, holiday home or investment.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Satellite TV	East	Air Conditioning
Storage Room	West	
Ensuite Bathroom	South West	
Fitted Wardrobes		
WiFi		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Commercial Area	Excellent
Urban	Close To Golf	
Street	Urbanisation	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Village	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Parking</b>	<b>Category</b>
Communal	Garage	Reduced
		Holiday Homes
		Investment
		Bargain
		Cheap
		Resale