



## Townhouse for sale in Nueva Andalucía, Marbella

599 000 €

ванная комната:

Ссылка: R5111263 спальни: 4 5

Размер участка: 20m<sup>2</sup> Размер сборки: 233m<sup>2</sup> терраса: 50m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

### SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA – PRIME LOCATION NEAR PUERTO BANÚS

Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara.

Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations.

#### Key Features:

**Elegant Living Spaces:** Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets.

**Versatile Kitchen:** Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design).

**Private Guest Apartment:** Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income.

**Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage.

**Panoramic Rooftop Solarium:** Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office.

**Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private driveway, and underground garage.

**Resort-Style Amenities:** Access to two communal swimming pools, with the nearest just steps away.

Whether you're looking for a family home, a vacation retreat, or a smart investment in the heart of the Costa del Sol, this property offers unmatched value, location, and lifestyle for discerning international buyers.



## Характеристики:

### Функции

Рядом с транспортом  
Частная терраса  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Солярий  
Гостевая квартира

### Виды

Море  
Гора  
Панорамный  
Страна  
Сад

### Бассейн

Коммунальный

### Сад

Коммунальный

### Коммунальные услуги

Электричество

### Ориентация

Юг  
Юго -запад

### Параметр

Рядом с портом  
Урбанизация  
Рядом с морем  
Рядом с магазинами  
Рядом с городом  
Рядом с школами

### Мебель

Часть меблирована

### Безопасность

Закрытый комплекс  
Входчик телефона

### Категория

Праздничные дома  
Инвестиции  
Торговаться  
Перепродажа

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер

### Состояние

Справедливый

### Кухня

Частично установлен

### Стоянка

Гараж  
Коммунальный