



## Townhouse for sale in Nueva Andalucía, Marbella

790,000€

Reference: R4890271 Bedrooms: 3 Bathrooms: 3 Plot Size: 30m<sup>2</sup> Build Size: 157m<sup>2</sup>















## Costa del Sol, San Pedro de Alcántara

This magnificent townhouse in Nueva Andalucía, Marbella—a prime location between Puerto Banús and San Pedro de Alcántara. The property, with a south-facing orientation that ensures natural light throughout the day, offers direct access to the communal pool and private gardens, perfect for enjoying the Mediterranean lifestyle. Inside, it features a spacious living-dining room with a fireplace and access to the private garden, a fully equipped independent kitchen with a laundry room, a master bedroom with an en-suite bathroom and private terrace, two additional bedrooms sharing a full bathroom, and a guest toilet. The house is ideal for families or those seeking a secure investment due to its proximity to the sea, just a few steps away, and iconic locations like Puerto Banús, with its vibrant leisure and shopping options, and the amenities of San Pedro de Alcántara. Additionally, the area offers quick access to main roads as well as proximity to golf courses, restaurants, exclusive shops, supermarkets, and international schools. A unique opportunity to live or invest in one of the best locations in Marbella!





## **Features:**

Orientation **Climate Control Features Covered Terrace** South Air Conditioning

**Ensuite Bathroom** Marble Flooring **Fitted Wardrobes Utility Room** 

Views **Setting** Condition Fair

Garden Commercial Area

Pool Beachside

Close To Golf Close To Port Urbanisation Close To Sea Close To Town Close To Schools

Pool **Furniture** Kitchen Communal **Fully Furnished Fully Fitted** 

Heated

Children's Pool

Garden Security **Parking** Communal **Gated Complex** Garage Private Garden Private

Covered

More Than One

**Utilities** Category Electricity **Holiday Homes** 

Drinkable Water Beachfront