



## Townhouse for sale in Marbella, Marbella

515.000 €

Reference: R5042206 Bedrooms: 3 Bathrooms: 3 Build Size: 130m<sup>2</sup> Terrace: 8m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Charming Townhouse with Investment Potential in the Heart of Nueva Andalucía Discover this cozy and charming property located in the sought-after area of Nueva Andalucía, just a 10-minute walk from Puerto Banús and 15 minutes from the beach. By car, you're in the lively Puerto Banús in just 5 minutes. This home is not only ideally located but also offers excellent potential as a short-term rental. After renovation, it could generate approximately €600 per night during the high season. Upon entering, you immediately feel the warm and inviting atmosphere of the home. The construction is solid, and the property stays cool during the hot summer days. On the ground floor, you'll find an open kitchen, a guest toilet, a practical storage room (ideal for spices or pantry items), and a terrace with direct access to the communal garden and the urbanization's swimming pool. On the first floor, there are two bedrooms, each with its own balcony, and two bathrooms. The top floor has been converted into an additional bedroom, along with a spacious terrace. This space could also be used as a hobby room, office, or multipurpose area. What makes this house especially unique is the beautiful mountain view from the upper terrace and the peaceful surroundings—while still being close to shops, restaurants, and sports facilities. The popular Real Padel Club Marbella is just a short walk away, and there's a small supermarket around the corner. The property also offers excellent access to the highway, allowing you to reach any part of the region easily—without any traffic noise. Additionally, the community fees are low, making this a financially attractive option as well. In short, a charming home full of potential—whether you're looking for a second residence, a profitable investment, or a property to renovate and resell with added value.



## Features:

### Özellikler

Ulaşım yakınında  
Özel teras  
Ensuite Banyo  
Takılmış gardıroplar

### Ayar

Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Alarm sistemi

### İklim kontrolü

Klima

### Durum

İyi

### Mutfak

Tam takılmış  
Kamu hizmetleri  
Elektrik

### Görüşler

Dağ

### Havuz

Ortak

### Bahçe

Ortak