



## Townhouse for sale in Nueva Andalucía, Marbella

**599,000 €**

Reference: R5111263   Bedrooms: 4   Bathrooms: 5   Plot Size: 20m<sup>2</sup>   Build Size: 233m<sup>2</sup>   Terrace: 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Near Transport	South	Air Conditioning
Private Terrace	South West	Cold A/C
Ensuite Bathroom		Hot A/C
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
Guest Apartment		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Port	Fair
Mountain	Urbanisation	
Panoramic	Close To Sea	
Country	Close To Shops	
Garden	Close To Town	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Part Furnished	Partially Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Garage
	Entry Phone	Communal
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
	Investment	
	Bargain	
	Resale	