



## 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:

### Özellikler

Ulaşım yakınında  
Özel teras  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Solaryum  
Konuk daire

### Görüşler

Deniz  
Dağ  
Panoramik  
Ülke  
Bahçe

### Havuz

Ortak

### Bahçe

Ortak

### Kamu hizmetleri

Elektrik

### Oryantasyon

Güney  
Güney Batı

### Ayar

Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın

### Mobilya

Parça mobilyalı

### Güvenlik

Kapılı kompleks  
Giriş telefonu

### Kategori

Tatil Evleri  
Yatırım  
Pazarlık  
Yeniden satış

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Adil

### Mutfak

Kısmen takılı

### Otopark

Garaj  
Ortak