



## Maison de ville à vendre à Nueva Andalucía, Marbella

899 999 €

Référence: R5164900 Chambres: 6 Bain: 4 Terrain: 150m<sup>2</sup> Construite: 200m<sup>2</sup> Terrasse: 70m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

New to Market - Located in the highly desirable community of Los Naranjos de Marbella, this well-presented 6bedroom, 4-bathroom townhouse offers generous living space and a convenient location. The property is just a fiveminute drive or a 25-minute walk from the famous Puerto Banús marina and only a few minutes by car from Marbella's Old Town. Everyday amenities are close at hand, with a Mercadona supermarket within the community and a bus stop just a minute away. On the ground floor, there is a bright and spacious living and dining area with a fireplace that opens directly onto a large, recently renovated outdoor courtyard/patio. This area is ideal for enjoying the sunshine or dining outdoors. The kitchen is fully equipped and has direct access to a utility room. Also on this level is a self-contained guest room with its own kitchenette, bathroom, and independent entrance, offering the potential to generate additional rental income. The first floor has three good-sized bedrooms, including one ensuite. Both the ensuite bedroom and the second bedroom open onto a shared terrace that overlooks the courtyard/patio and enjoys mountain views. The family bathroom is fitted with a jacuzzi/air bath with internal lights and a built-in Bluetooth speaker, adding an extra touch of comfort. On the second floor, there is another ensuite bedroom as well as a sixth bedroom currently used as an office, which can comfortably accommodate a double bed or two single beds. Other features include marble flooring throughout, air conditioning in every room, and high-speed fibre optic Wi-Fi. The property is situated on a quiet street within the urbanization with just five houses, offering peace and privacy. There are several communal pools within the development, including one directly opposite the house and another just 100 metres away. This townhouse offers a practical layout, versatile living spaces, and a sought-after location, making it a great choice as a permanent residence, holiday home, or rental investment.





## Spécification:

Caractéristiques Orientation Climatisation Terrasse couverte Sud-Est Climatisation Près du transport **Sud-ouest** Cold A / C A / C chaud Terrasse privée

Salle de bain attenante Sol en marbre Double vitrage

Armoires ajustées Wifi

**Appartement** Buanderie

Près de l'église Fibre optique

Condition Vues **Paramètre** Excellent Montagne Près du golf

Jardin Près du port **Piscine** Urbanisation Urban Près de la mer

Proche des magasins Rue

> Près de la ville Près des écoles

Ville

Près de Marina

Piscine Meubles Cuisine

Communautaire Optional Entièrement équipé

Jardin Sécurité **Parking Private** Système d'alarme Rue

Services publics Catégorie

Électricité Maisons de vacances

Investissement Eau potable

> Luxe Revente

Contemporary

Communautaire