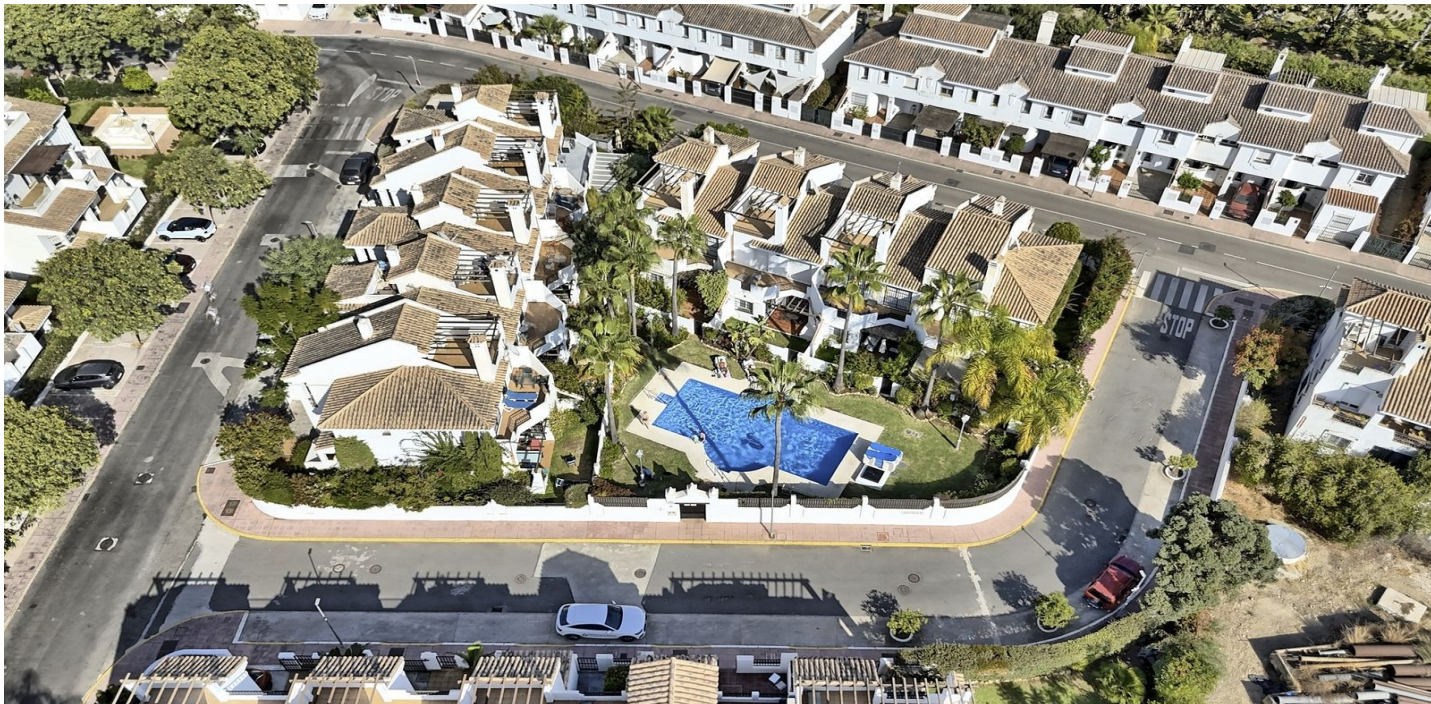




## Townhouse for sale in Nueva Andalucía, Marbella

899.999 €

Reference: R5164900 Bedrooms: 6 Bathrooms: 4 Plot Size: 150m<sup>2</sup> Build Size: 200m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Short Term Rentals are allowed in the community.

New to Market - Located in the highly desirable community of Los Naranjos de Marbella, this well-presented 6-bedroom, 4-bathroom townhouse offers generous living space and a convenient location.

The property is just a five-minute 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.



## Features:

### Özellikler

Kapalı teras  
Ulaşım yakınında  
Özel teras  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Wifi  
Konuk daire  
Kamu hizmeti odası  
Kilise yakınında  
Fiber optik

### Görüşler

Dağ  
Bahçe  
Havuz  
Kentsel  
Sokak

### Havuz

Ortak

### Bahçe

Özel

### Kamu hizmetleri

Elektrik  
İçilebilir su

### Oryantasyon

Güney Doğu  
Güney Batı

### Ayar

Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Şehir  
Marina'ya yakın

### Mobilya

İsteğe bağlı

### Güvenlik

Alarm sistemi

### Kategori

Tatil Evleri  
Yatırım  
Lüks  
Yeniden satış  
Modern

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Harika

### Mutfak

Tam takılmış

### Otopark

Sokak  
Ortak