



## Townhouse for sale in Nueva Andalucía, Marbella

**799,000 €**

Reference: R5252899   Bedrooms: 3   Bathrooms: 3   Build Size: 149m<sup>2</sup>   Terrace: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Newly renovated and modern townhouse/duplex apartment located in one of the most sought-after areas of Nueva Andalucía. This corner unit is frontline golf to Las Brisas Golf Club, offering open views over the golf course and an ideal position in the heart of the Golf Valley. The property is set within a quiet, gated community of only 10 units, making it an ideal permanent residence or investment. The house offers three bedrooms, all located on the upper floor. The master bedroom features an en-suite bathroom and a dedicated office area with beautiful views over the golf course. Upon entering the property, you are welcomed by a modern, open-plan layout featuring a spacious kitchen fully equipped with all desired amenities, a large dining area, and a bright living room with a fireplace. Large sliding doors provide direct access to the expansive lawn and pool area, making it perfect for family living and outdoor enjoyment. With a south-facing orientation, the house enjoys sun throughout the day. Being a corner unit, it benefits from abundant natural light and enhanced privacy, complemented by its own small private garden. The property includes two private parking spaces and is conveniently located close to all amenities such as schools, shopping, golf courses, and restaurants. A cosy, easy-living home in the heart of Marbella, offering exceptional value for money. The property has 149.46 m<sup>2</sup> of enclosed built area, distributed as follows: Entrance Floor: • Entrance hall with wardrobe • Kitchen • Living room • Dining room • Guest toilet • Terrace • Staircase connecting to the upper floor Upper Floor: • Three bedrooms (master en-suite) • Two bathrooms • Hallway • One terrace



## Features:

|   |                    |                        |
|---|--------------------|------------------------|
| <b>Features</b>                         | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace                         | South              | Air Conditioning       |
| Private Terrace                         | South East         | Pre Installed A/C      |
| Satellite TV                            | South West         | Fireplace              |
| Storage Room                            |                    | Central Heating        |
| Ensuite Bathroom                        |                    |                        |
| Marble Flooring                         |                    |                        |
| Double Glazing                          |                    |                        |
| Fitted Wardrobes                        |                    |                        |
| WiFi                                    |                    |                        |
| Access for people with reduced mobility |                    |                        |
| <b>Views</b>                            | <b>Setting</b>     | <b>Condition</b>       |
| Panoramic                               | Close To Golf      | Good                   |
| Garden                                  | Urbanisation       | Recently Renovated     |
| Golf                                    | Close To Shops     |                        |
|   | Close To Town      |                        |
|   | Close To Schools   |                        |
|   | Frontline Golf     |                        |
| <b>Pool</b>                             | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal                                | Fully Furnished    | Fully Fitted           |
| <b>Garden</b>                           | <b>Security</b>    | <b>Parking</b>         |
| Communal                                | Gated Complex      | Private                |
|   | Alarm System       | Street                 |
|   | Electric Blinds    | More Than One          |
| <b>Utilities</b>                        | <b>Category</b>    |                        |
| Electricity                             | Holiday Homes      |                        |
|   | Investment         |                        |
|   | Bargain            |                        |
|   | Golf               |                        |