



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

675 000 €

Référence: R5004523    Chambres: 4    Bain: 4    Terrain: 154m<sup>2</sup>    Construite: 143m<sup>2</sup>    Terrasse: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spectacular semi-detached villa for sale in Nueva Andalucía, Marbella! This modern, spacious, and very bright villa with 4 bedrooms, 2 bathrooms, and 1 toilet is located in a beautiful area, surrounded by greenery and just a 10-minute walk to the beach and Puerto Banús. It has air conditioning and heating in all rooms, built-in wardrobes, and a renovated, furnished, and fully equipped kitchen. It also has a large private garden, spacious terraces on the first floor, and a beautiful, spacious solarium where a 5th bedroom could be built. The development is located in the heart of the Costa del Sol, in the Los Naranjos Golf area, and features communal pools and beautiful garden areas. The location is fantastic, just 8 minutes from the El Corte Inglés department store in Puerto Banús and its beaches, 15 minutes from the center of Marbella, and the A-7 connects with major cities such as Estepona, San Pedro, Mijas, Fuengirola, Benalmádena, and Málaga. Basic features Detached house or villa 140 m<sup>2</sup> built, 135 m<sup>2</sup> usable 4 bedrooms 4 bathrooms 154 m<sup>2</sup> plot Terrace Parking space included in the price Pre-owned/good condition Built-in wardrobes Individual heating: Electric Equipment Air conditioning Pool Garden Energy certificate Consumption: 130 kWh/m<sup>2</sup> year Emissions: 120 kg CO<sub>2</sub>/m<sup>2</sup> year



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Wifi  
Parquet  
Près de l'église  
Fibre optique

### Vues

Pays  
Jardin  
Urban

### Piscine

Communautaire

### Jardin

Private

### Services publics

Électricité  
Eau potable

### Orientation

Sud

### Paramètre

Zone commerciale  
Près du golf  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Près de Marina

### Meubles

Optional

### Sécurité

Complexe fermé

### Catégorie

Maisons de vacances  
Marchander  
Revente  
Contemporary

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Excellent  
Récemment rénové  
Récemment rénové

### Cuisine

Partiellement ajusté

### Parking

Rue