

# Semi-Detached House for sale in Nueva Andalucía, Marbella

690,000 €

Reference: R4838650 Bedrooms: 3 Bathrooms: 3 Build Size: 166m<sup>2</sup> Terrace: 14m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This townhouse, built in 2021, stands out for its brightness and spaciousness, offering a modern and comfortable living space. The house has individual air conditioning in each of the three bedrooms and in the living room, ensuring maximum comfort in all seasons.

Located in Nueva Andalucía, next to Los Naranjos de Marbella, this property is surrounded by all the necessary services, such as supermarkets just 300 meters away, bars, cafes and easy access to the highway, which facilitates the connection to the main areas. By car, it is only 5 minutes from Puente Romano and 7 minutes from San Pedro de Alcántara. In addition, Puerto Banus is only 2000 meters away, approximately 15 minutes walk.

The property is part of a community that has a communal pool, ideal for enjoying the climate of the Costa del Sol. Currently, the property is rented until January 2025, with a monthly rent of 3,000 € plus expenses. The property includes a garage space in a gated parking, providing additional convenience and security.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Near Church  
Fiber Optic

### Views

Mountain  
Country  
Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East  
West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Luxury

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Covered