



## Townhouse for sale in Nueva Andalucía, Marbella

449,000 €

Reference: R4978900 Bedrooms: 3 Bathrooms: 3 Build Size: 87m<sup>2</sup> Terrace: 27m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Fabulous townhouse/duplex apartment located within a private community in the centre of Nueva Andalucía, Marbella. This spacious home is accessed via an extremely large community terrace area, which is only used by the owner of this property, which leads to the entrance hallway of the property. Inside, you find a modern design kitchen, dining and living area, along with a guest toilet. The lounge flows directly onto a very private terraced area, large enough to entertain and include several sun loungers, with views to the surrounding green areas. Upstairs, you find three spacious bedrooms, with the master enjoying en-suite facilities, a separate family bathroom and a further extremely spacious and very private terrace with partial sea views. The property also offers two underground private car parking spaces, making this an ideal home or rental investment, where short term rentals are currently permitted by the community. The property was completely refurbished in Q4 2023, including a new kitchen, bathrooms, new windows, new air-conditioning, new terraces and upgraded electrics, plus the current owner has paid towards a community fund which is due to start repainting the entire community in the coming weeks. Contact us now!



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Fiber Optic

### Views

Mountain  
Garden  
Forest

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

G

### Orientation

South East

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest

### Furniture

Optional

### Security

Gated Complex

### Category

Holiday Homes  
Golf  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private  
More Than One

### Energy Rating

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