



# 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 Andalucia, 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:

### Caratteristiche

Terrazza coperta  
Terrazza privata  
Bagno privato  
Doppio vetro  
Armadi a muro  
Fibra ottica

### Viste

Montagna  
Giardino  
Foresta

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Elettricità  
Acqua potabile

### Valutazione delle emissioni di CO2

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### Orientamento

Sud -est

### Collocamento

Vicino al golf  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Vicino alla foresta

### Mobilia

Opzionale

### Sicurezza

Complesso residenziale privato

### Categoria

Case di vacanza  
Golf  
Rivendita

### Climate Control

Aria condizionata

### Condizione

Eccellente  
Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Privato  
Più di uno

### Valutazione energetica

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