



## Townhouse for sale in Nueva Andalucía, Marbella

439.995€

Reference: R5045209 Bedrooms: 3 Bathrooms: 3 Build Size: 140m<sup>2</sup> Terrace: 27m<sup>2</sup>















## 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:**

CaratteristicheOrientamentoClimate ControlTerrazza copertaSud -estAria condizionata

Terrazza privata
Bagno privato
Doppio vetro
Armadi a muro
Fibra ottica

VisteCollocamentoCondizioneMontagnaVicino al golfEccellente

Giardino Zona urbana Recentemente rinnovato

Foresta Vicino al mare

Vicino ai negozi Vicino alla città Vicino alle scuole Vicino alla foresta

Piscina Mobilia Cucina

Condominiale Opzionale Completamente arredata

GiardinoSicurezzaParcheggioCondominialeComplesso residenziale privatoPrivato

Più di uno

Utility Categoria Valutazione energetica

Elettricità Case di vacanza G

Acqua potabile Golf

Rivendita

Valutazione delle emissioni di CO2

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