



## Townhouse for sale in Nueva Andalucía, Marbella

895,000 €

Reference: R5068276 Bedrooms: 3 Bathrooms: 4 Build Size: 182m<sup>2</sup> Terrace: 45m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This is a fully renovated two-storey townhouse located within the gated Los Naranjos Country Club in Nueva Andalucía. The property has a total built area of 150 m<sup>2</sup>, including 137 m<sup>2</sup> of interior space and a 13 m<sup>2</sup> terrace. The layout comprises three bedrooms and three bathrooms, with an open-plan living, dining, and kitchen area on the ground floor. The distribution has been designed to optimise privacy and function, separating social areas from the bedrooms. Two bedrooms, including the master suite, offer direct access to the terrace. Refurbished in 2023, the property features a contemporary Scandinavian design aesthetic with premium finishes such as natural wood, matte black detailing, and custom cabinetry. The kitchen is fitted with high-end Miele appliances and designed for both utility and visual clarity. Floor-to-ceiling glass doors provide abundant natural light and frame views of the golf course and nearby mountains. Technical specifications include double-glazed windows, electric blinds, a modern security system, and climate control via integrated air conditioning. The townhouse enjoys a northwest orientation, ideal for capturing afternoon light while avoiding excessive heat. Residents benefit from access to mature communal gardens, a large shared swimming pool, a professionally equipped outdoor kitchen and barbecue area, and ample guest parking. The community is low-density and well maintained, emphasising privacy and quiet residential living. Los Naranjos Country Club is a secure, well-established gated community situated in the heart of Nueva Andalucía's Golf Valley. The location offers immediate access to several of Marbella's most prestigious golf courses, including Los Naranjos, Aloha, and Las Brisas. The wider neighbourhood is known for its residential quality and discreet atmosphere, while remaining well-connected to local amenities. Centro Plaza is only a short distance away, offering supermarkets, cafés, boutiques, and a weekly market. Puerto Banús, with its marina, shopping facilities, and waterfront restaurants, is also within close reach. Notable dining options in the area include Mosh Fun Kitchen, La Sala, and El Jardín. International education is available nearby through Aloha College and Swan International School. The property also offers efficient access to the AP-7 and A-7 motorways, and is well connected by local transport services. Beaches such as Playa Río Verde and the Ocean Club Marbella are a short drive away.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium

### Views

Mountain  
Garden  
Golf

### Pool

Communal

### Garden

Communal

### Category

Luxury

### Orientation

North West

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
Fireplace  
Central Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Kitchen-Lounge

### Parking

Communal