



## Townhouse for sale in Nueva Andalucía, Marbella

535,000 €

Reference: R5114449 Bedrooms: 3 Bathrooms: 3 Build Size: 138m<sup>2</sup> Terrace: 54m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This immaculate modern townhouse offers the ultimate in convenience, just a short stroll from Puerto Banús. You'll find yourself within easy walking distance of shops, restaurants, cafes, and sports facilities, with a bus stop to Marbella right around the corner. Enjoy a pleasant, flat 15-minute walk under palm trees directly to the vibrant heart of Puerto Banús. The ground floor features a spacious open-plan layout with a large lounge, dining area, and a sleek modern kitchen, plus a guest bathroom. Upstairs, the first floor hosts three comfortable bedrooms. The master suite boasts an en-suite bathroom and a private terrace with stunning views of La Concha mountain. Two additional guest bedrooms share a well-appointed bathroom. Completing this fantastic home is a private parking space for one to two vehicles and a private garden with direct access to the communal pool. An ideal choice for those seeking both privacy and accessibility, this property offers excellent potential for both holidaymakers and long-term residents.



## Features:

### Features

Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Not Furnished

### Category

Holiday Homes  
Investment  
Resale

### Orientation

West

### Condition

Excellent

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Pool

Communal

### Parking

Private  
Street