



Townhouse for sale in Nueva Andalucía, Marbella

899.999€

Reference: R5164900 Bedrooms: 6 Bathrooms: 4 Plot Size: 150m² Build Size: 200m² Terrace: 70m²















Costa del Sol, Nueva Andalucía

New to Market - Located in the highly desirable community of Los Naranjos de Marbella, this well-presented 6bedroom, 4-bathroom townhouse offers generous living space and a convenient location. The property is just a fiveminute drive or a 25-minute walk from the famous Puerto Banús marina and only a few minutes by car from Marbella's Old Town. Everyday amenities are close at hand, with a Mercadona supermarket within the community and a bus stop just a minute away. On the ground floor, there is a bright and spacious living and dining area with a fireplace that opens directly onto a large, recently renovated outdoor courtyard/patio. This area is ideal for enjoying the sunshine or dining outdoors. The kitchen is fully equipped and has direct access to a utility room. Also on this level is a self-contained guest room with its own kitchenette, bathroom, and independent entrance, offering the potential to generate additional rental income. The first floor has three good-sized bedrooms, including one ensuite. Both the ensuite bedroom and the second bedroom open onto a shared terrace that overlooks the courtyard/patio and enjoys mountain views. The family bathroom is fitted with a jacuzzi/air bath with internal lights and a built-in Bluetooth speaker, adding an extra touch of comfort. On the second floor, there is another ensuite bedroom as well as a sixth bedroom currently used as an office, which can comfortably accommodate a double bed or two single beds. Other features include marble flooring throughout, air conditioning in every room, and high-speed fibre optic Wi-Fi. The property is situated on a quiet street within the urbanization with just five houses, offering peace and privacy. There are several communal pools within the development, including one directly opposite the house and another just 100 metres away. This townhouse offers a practical layout, versatile living spaces, and a sought-after location, making it a great choice as a permanent residence, holiday home, or rental investment.





Features:

Caratteristiche Orientamento **Climate Control** Sud -est

Terrazza coperta Aria condizionata Vicino ai mezzi di trasporto Sud -ovest Freddo a/c

Caldo a/c Terrazza privata Bagno privato

Doppio vetro Armadi a muro

Wifi Appartamento ospiti

Pavimenti in marmo

Ripostiglio

Vicino alla chiesa

Fibra ottica

Collocamento Condizione Viste Vicino al golf **Eccellente** Montagna

Giardino Vicino al porto Piscina Zona urbana Città Vicino al mare Strada Vicino ai negozi Vicino alla città Vicino alle scuole

Città

Vicino al porto

Piscina Mobilia Cucina

Condominiale Opzionale Completamente arredata

Giardino Sicurezza Parcheggio Privato Sistema di allarme Strada

Utility Categoria

Elettricità Case di vacanza Acqua potabile Investimento

> Lusso Rivendita Contemporary

Condominiale