



## Townhouse for sale in Nueva Andalucía, Marbella

1.495.000 €

Reference: R5240485    Bedrooms: 4    Bathrooms: 4    Build Size: 176m<sup>2</sup>    Terrace: 93m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

The property is presented as a fully renovated townhouse in Pueblo Arabesque, located in one of the most sought-after areas of Nueva Andalucía, Marbella. The house offers a layout designed for daily comfort, combining Scandinavian-inspired lines with Mediterranean details. It has approximately 176 m<sup>2</sup> indoors and a 93 m<sup>2</sup> solarium equipped with an outdoor kitchen, barbecue area, resting area, dining space, electric awning, and laundry room. In total, it adds up to 269 m<sup>2</sup>, with three double bedrooms and an additional guest room, all with ensuite bathrooms, as well as several terraces and balconies that allow you to enjoy the sun throughout the day thanks to its multiple orientations. The bedrooms are located separately to offer greater privacy, while the entrance floor integrates the kitchen, dining room, and living room in an open space with direct access to a terrace with a dining area. The property also has private outdoor parking next to the entrance, a 15 m<sup>2</sup> storage room, air conditioning in all rooms, fiber optic, a security door with code, an alarm system, and a complete water purification system. The community stands out for its well-kept gardens, large swimming pool, and views towards the La Concha mountain, the Las Brisas golf valley, and the residential area itself. In the immediate surroundings, there are restaurants, supermarkets, specialized shops, and sports centers, as well as the promenade that connects to the Golden Mile and Puerto Banús. Nueva Andalucía is known for its golf courses, quiet residential atmosphere, and proximity to both the sea and essential services, making the area an attractive place to live all year round.



## Features:

### Caratteristiche

Terrazza privata

Bagno privato

Solarium

Barbecue

### Viste

Montagna

Piscina

Foresta

### Orientamento

Sud

Ovest

Sud -est

Sud -ovest

### Collocamento

Area commerciale

Vicino al golf

Vicino al porto

Zona urbana

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

Città

Vicino alla foresta

Vicino al porto

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

### Climate Control

Aria condizionata

Riscaldamento centrale

Riscaldamento a pavimento nei bagni

### Condizione

Eccellente

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Lusso

Rivendita

### Cucina

Completamente arredata

### Parcheggio

Privato