



## Townhouse for sale in Nueva Andalucía, Marbella

**799.000 €**

Reference: R5252899 Bedrooms: 3 Bathrooms: 3 Build Size: 149m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Newly renovated and modern townhouse/duplex apartment located in one of the most sought-after areas of Nueva Andalucía. This corner unit is frontline golf to Las Brisas Golf Club, offering open views over the golf course and an ideal position in the heart of the Golf Valley. The property is set within a quiet, gated community of only 10 units, making it an ideal permanent residence or investment. The house offers three bedrooms, all located on the upper floor. The master bedroom features an en-suite bathroom and a dedicated office area with beautiful views over the golf course. Upon entering the property, you are welcomed by a modern, open-plan layout featuring a spacious kitchen fully equipped with all desired amenities, a large dining area, and a bright living room with a fireplace. Large sliding doors provide direct access to the expansive lawn and pool area, making it perfect for family living and outdoor enjoyment. With a south-facing orientation, the house enjoys sun throughout the day. Being a corner unit, it benefits from abundant natural light and enhanced privacy, complemented by its own small private garden. The property includes two private parking spaces and is conveniently located close to all amenities such as schools, shopping, golf courses, and restaurants. A cosy, easy-living home in the heart of Marbella, offering exceptional value for money. The property has 149.46 m<sup>2</sup> of enclosed built area, distributed as follows: Entrance Floor: • Entrance hall with wardrobe • Kitchen • Living room • Dining room • Guest toilet • Terrace • Staircase connecting to the upper floor Upper Floor: • Three bedrooms (master en-suite) • Two bathrooms • Hallway • One terrace



## Features:

### Caratteristiche

Terrazza coperta

Terrazza privata

TV satellitare

Ripostiglio

Bagno privato

Pavimenti in marmo

Doppio vetro

Armadi a muro

Wifi

Accesso per le persone con mobilità ridotta

### Viste

Panoramica

Giardino

Golf

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Elettricità

### Orientamento

Sud

Sud -est

Sud -ovest

### Collocamento

Vicino al golf

Zona urbana

Vicino ai negozi

Vicino alla città

Vicino alle scuole

In prima linea di Golf

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

Sistema di allarme

Persiane elettriche

### Categoria

Casa di vacanza

Investimento

Affare

Golf

### Climate Control

Aria condizionata

Pre -installato a/c

Camino

Riscaldamento centrale

### Condizione

Buona

Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Privato

Strada

Più di uno