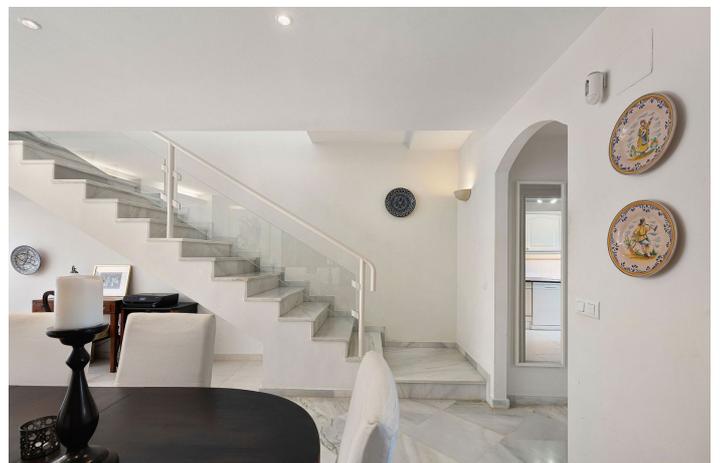




# Townhouse for sale in Nueva Andalucía, Marbella

795.000 €

Reference: R5309761 Bedrooms: 3 Bathrooms: 3 Build Size: 280m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This well presented three-bedroom townhouse spans three spacious levels, combining comfort, space, and a great location in the heart of Nueva Andalucía. A wide selection of restaurants, cafés, bars, and boutiques are within walking distance, while Puerto Banús, sandy beaches, and renowned golf courses are just minutes away. The main floor features a well-sized kitchen with a separate utility room and a split-level dining and living area with an open fireplace. Doors lead to a private terrace with direct access to the communal gardens and swimming pool. All three generous bedrooms have private terraces. The top-floor suite stands out with a large private terrace and an additional terrace with built-in BBQ and open garden views – perfect for outdoor dining and entertaining. Additional features include a private driveway, spacious garage, three en-suite bathrooms, and a guest wc. Located within the sought-after El Palmeral community of just 46 townhouses, residents enjoy two swimming pools, a heated outdoor jacuzzi, sauna, gym, and beautifully maintained gardens in a secure and peaceful setting. A superb opportunity to own a large home in one of Marbella's most desirable areas.



## Features:

### Caratteristiche

Terrazza coperta  
Bagno privato  
Pavimenti in marmo  
Solarium  
Palestra  
Sauna  
Ripostiglio  
Barbecue

### Viste

Montagna  
Giardino  
Piscina

### Mobilia

Non arredato

### Sicurezza

Persiane elettriche

### Orientamento

Sud

### Collocamento

Vicino al golf  
Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Cucina

Completamente arredata

### Parcheggio

Garage

### Climate Control

Aria condizionata  
Camino

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Case di vacanza  
Golf  
Rivendita