



# Townhouse for sale in Nueva Andalucía, Marbella

449.000 €

Reference: R5309173 Bedrooms: 2 Bathrooms: 2 Build Size: 113m<sup>2</sup> Terrace: 26m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Bright Townhouse in Urb. Agrupadas – Nueva Andalucía, Marbella

New exklusive listing! Well-planned townhouse located in the popular Urb. Agrupadas in Nueva Andalucía, Marbella. The urbanisation offers a calm and pleasant residential environment with close proximity to local amenities, beaches and the vibrant area of Puerto Banús, with water included in the community fee.

The property features two spacious bedrooms, two bathrooms, and bright open-plan living areas with generous natural light and a modern layout that creates a sense of space and functionality.

Set in an attractive and strategic location with easy access to golf courses, restaurants, shops, Marbella centre and Puerto Banús, this property is ideal as a permanent residence, holiday home or investment.



## Features:

### Caratteristiche

Terrazza privata

Armadi a muro

Wifi

### Viste

Campagna

Giardino

Piscina

Golf

Città

Foresta

### Piscina

Condominiale

### Giardino

Condominiale

### Orientamento

Est

Ovest

### Collocamento

Area commerciale

Vicino al golf

Zona urbana

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

Città

Vicino alla foresta

### Mobilia

Completamente arredato

### Parcheggio

Strada

### Climate Control

Riscaldamento centrale

### Condizione

Buona

### Cucina

Completamente arredata

### Categoria

Reduced

Case di vacanza

Affare

Cheap

Golf

Rivendita