



## Townhouse for sale in Nueva Andalucía, Marbella

790,000 €

Reference: R4890271   Bedrooms: 3   Bathrooms: 3   Plot Size: 30m<sup>2</sup>   Build Size: 157m<sup>2</sup>







## Costa del Sol, San Pedro de Alcántara

This magnificent townhouse in Nueva Andalucía, Marbella—a prime location between Puerto Banús and San Pedro de Alcántara. The property, with a south-facing orientation that ensures natural light throughout the day, offers direct access to the communal pool and private gardens, perfect for enjoying the Mediterranean lifestyle. Inside, it features a spacious living-dining room with a fireplace and access to the private garden, a fully equipped independent kitchen with a laundry room, a master bedroom with an en-suite bathroom and private terrace, two additional bedrooms sharing a full bathroom, and a guest toilet. The house is ideal for families or those seeking a secure investment due to its proximity to the sea, just a few steps away, and iconic locations like Puerto Banús, with its vibrant leisure and shopping options, and the amenities of San Pedro de Alcántara. Additionally, the area offers quick access to main roads as well as proximity to golf courses, restaurants, exclusive shops, supermarkets, and international schools. A unique opportunity to live or invest in one of the best locations in Marbella!



## Features:

### Features

Covered Terrace  
 Ensuite Bathroom  
 Marble Flooring  
 Fitted Wardrobes  
 Utility Room

### Views

Garden  
 Pool

### Orientation

South

### Climate Control

Air Conditioning

### Setting

Commercial Area  
 Beachside  
 Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Town  
 Close To Schools

### Condition

Fair

### Pool

Communal  
 Heated  
 Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal  
 Private

### Security

Gated Complex

### Parking

Garage  
 Private  
 Covered  
 More Than One

### Utilities

Electricity  
 Drinkable Water

### Category

Holiday Homes  
 Beachfront