

# ALL IN

real estates



## Townhouse in Nueva Andalucía

Bedrooms	<b>3</b>	Bathrooms	<b>3</b>	Built	<b>280m2</b>	Plot	<b>0m2</b>
<b>R5309761</b>		<b>Townhouse</b>		<b>Nueva Andalucía</b>		<b>795.000€</b>	

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.

Barbeque  
Ensuite Bathroom  
Sauna

Barbeque  
Gym  
Solarium

Covered Terrace  
Marble Flooring  
Utility Room