



## Townhouse in Nueva Andalucía

Bedrooms **3** Bathrooms **3** Built **127m<sup>2</sup>** Plot **0m<sup>2</sup>**  
**R5394355** **Townhouse** **Nueva Andalucía** **675.000€**

Rare opportunity in Nueva Andalucía, just a 15-minute walk to the beach and only 20 minutes on foot to both Puerto Banús and San Pedro de Alcántara. This beautifully maintained 3 bedroom, 3 bathroom townhouse combines charming Mediterranean architecture with a peaceful yet highly convenient location. West facing, with amazing sunset views in the evening across the natural field in front. Designed for comfortable living, the property offers spacious interiors filled with natural light. Inside there is a spacious open plan living area, a cosy fireplace, and a fully fitted kitchen. The home boasts approximately 60m<sup>2</sup> of private terrace space, ideal for outdoor dining, entertaining, or simply relaxing in the sun and watching the sunset. Enjoy stunning west-facing mountain views and spectacular sunsets from the terraces every evening. The townhouse is in a tranquil and secure urbanisation of only 25 houses, with a large swimming pool area and well maintained outdoor areas. Also included: a large underground parking space, a private storage room, and ample street parking for guests and visitors. An exceptional opportunity for a permanent residence, holiday home, or investment in one of Marbella's most sought-after areas.

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Near Transport

Storage Room

Access for people with reduced mobility

Ensuite Bathroom

Marble Flooring

Private Terrace

WiFi

Covered Terrace

Fiber Optic

Near Church

Satellite TV