



Townhouse in Nueva Andalucía

Bedrooms	4	Bathrooms	5	Built	233m2	Plot	20m2
R5111263		Townhouse		Nueva Andalucía		549.000€	

SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA – PRIME LOCATION NEAR PUERTO BANÚS Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara. Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations. Key Features: **Elegant Living Spaces:** Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets. **Versatile Kitchen:** Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design). **Private Guest Apartment:** Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income. **Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage. **Panoramic Rooftop Solarium:** Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office. **Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private

driveway, and underground garage. Resort-Style Amenities: Access to two communal swimming pools, with the nearest just steps away. Whether you're looking for a family home, a vacation retreat, or a smart investment in the heart of the Costa del Sol, this property offers unmatched value, location, and lifestyle for discerning international buyers.

Double Glazing
Fitted Wardrobes
Near Transport

Double Glazing
Guest Apartment
Private Terrace

Ensuite Bathroom
Marble Flooring
Solarium