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Townhouse in Nueva Andalucía

Bedrooms	**4**	Bathrooms	**2**	Built	**118m2**	Plot	**64m2**

R5487622 **Townhouse** **Nueva Andalucía** **559.000€**

Charming Andalusian-Style House with 4 Bedrooms, Garden and Patio Casita Andaluza is a welcoming two-storey home located in an established residential area of Nueva Andalucía, Marbella. Its location offers easy access to shops, restaurants, schools, golf courses, public transport and all the amenities required for everyday living. Puerto Banús and the beaches are just a few minutes away by car. The property occupies a 123 m² plot and stands out for its pleasant private outdoor spaces. At the front, there is a garden of approximately 36 m², while the rear of the property features a private patio of around 28 m². The house also offers a covered porch on the ground floor and a private terrace on the upper floor. Inside, the property comprises four bedrooms, a living and dining room, a kitchen, one bathroom, a separate shower room and a practical storage room. Its two-level layout provides a comfortable separation between the sleeping areas and the spaces intended for everyday living. Additional features include air conditioning and fitted wardrobes. With its variety of outdoor areas—including the front garden, rear patio, covered porch and terrace—the property offers numerous possibilities for creating relaxation areas, an outdoor dining space or leisure zones. Another attractive advantage of the property is its relatively low running costs, making it economical to maintain compared with many properties in the Marbella area. Community fees are modest, while the annual rubbish collection tax amount ?to ?€500. A ?characterful ?Andalusian-style ?property with excellent ?potential, ?ideal as a permanent

family ?home, a ?second residence ?in ?Marbella or an investment ?in ?a ?well-connected ?and ?highly ?sought-after ?area.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Near Transport	Private Terrace	Storage Room