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Townhouse in Nueva Andalucía

Bedrooms	**4**	Bathrooms	**2**	Built	**151m2**	Plot	**150m2**

R5294212	**Townhouse**	**Nueva Andalucía**	**650.000€**

This charming 4-bedroom townhouse for sale in Los Naranjos de Marbella, Nueva Andalucía, is located in one of the most desirable residential areas of Marbella. The well-established community is known for its peaceful atmosphere, well-maintained gardens and walking distance to shops, restaurants and everyday amenities, as well as its close proximity to popular golf courses in Nueva Andalucía such as Aloha Golf and Las Brisas. The property is also conveniently located near Aloha College (international school for children and teenagers) and Les Roches Marbella (international higher education and hospitality university), making it an excellent choice as a family home, holiday residence or investment property. The townhouse is distributed over several levels and offers generous and well-balanced indoor and outdoor living spaces. On the entrance level, the property features a guest toilet, an independent fully fitted kitchen and a bright open-plan living and dining area, creating a warm and welcoming atmosphere. From the living room, there is direct access to a private terrace with both covered and uncovered areas, ideal for outdoor dining and year-round enjoyment of the Marbella climate. The first floor comprises the master bedroom with en-suite bathroom and private terrace, as well as two additional guest bedrooms sharing a bathroom, providing comfortable accommodation for family and guests. On the upper level, the property offers a fourth bedroom along with an additional versatile attic-style room, ideal for use as a home office, playroom, studio or relaxation area. This level also benefits from access to a terrace,

offering additional outdoor space. Private carport space at the entrance of the property. Ideally located in Nueva Andalucía, Marbella, this townhouse enjoys easy access to Puerto Banús, the beaches, golf courses and all essential services, while remaining within a quiet and residential setting. Importantly, the property ?has ?valid ?rental ?licences ?in place, which ?can ?be transferred to a new ?owner, making ?it a ?strong ?option for buyers seeking ?a ?property ?with ?rental ?potential ?in ?Marbella.

Covered Terrace	Covered Terrace	Marble Flooring
Near Transport	Private Terrace	