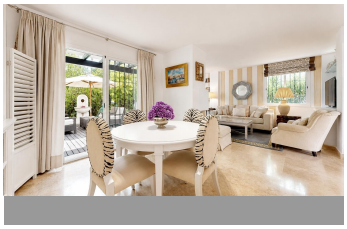
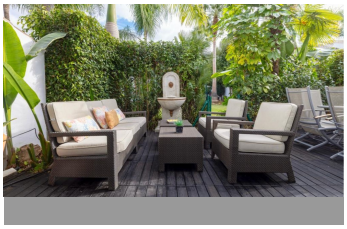
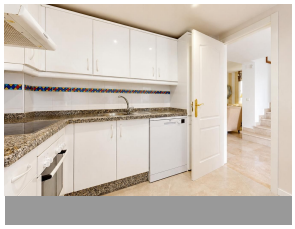
ALL IN
real estates





Townhouse in Nueva Andalucía

Bedrooms	**3**	Bathrooms	**3**	Built	**166m2**	Plot	**40m2**

R5487586	**Townhouse**	**Nueva Andalucía**	**715.000€**

Semi-detached villa in Los Naranjos de Marbella — Nueva Andalucía €715,000 In the heart of Nueva Andalucía, just moments from Puerto Banús, this exclusive semi-detached villa offers 166 m² of built area. Built in 2006 and arranged over three levels, it is designed for those seeking family living without compromising on elegance or privacy. With three bedrooms and three bathrooms, the home shares just one wall with the neighbouring property, offering a level of privacy rarely found in this type of residence. Ready to move into, the interior combines marble floors, fitted wardrobes and hot and cold air conditioning with a practical, well-defined layout across three distinct levels. The uppermost level, currently used as a sun terrace, offers the potential to create a fourth bedroom without altering the rest of the home, adding flexibility to an already beautifully presented property. A private garage within the plot completes the amenities. Outside, a private garden connects directly to the communal swimming pool and gardens, while a tall, mature hedge provides privacy from the shared areas without sacrificing the outlook. The east–west orientation brings natural light throughout the day, and the terraces enjoy outstanding views of the pool, gardens and La Concha mountain, all within a peaceful, well-maintained setting. The location is quite simply one of Nueva Andalucía's most sought-after: Les Roches and Puerto Banús are just minutes away, while Real Club de Golf Los Naranjos, padel and tennis clubs, and a select range of restaurants and shopping centres are within walking distance. An ideal setting for those who

enjoy golf, padel and tennis as part of everyday life. The property also holds a valid tourist rental licence, making it an investment ready for both short- ?and ?long-term ?rentals ?from ?day one. The ?established, ?peaceful residential community offers 24-hour ?security and ?particularly low ?community ?fees—a rare balance between ?quality ?of ?life ?and ?affordable ?running ?costs.