

## Townhouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 4 Bathrooms | 272 m<sup>2</sup> Interior | 51 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,803 IBI | € 190 Rubish tax | € 3,240 Community fees



### Property Description

Marbella, Spain. Townhouse for Sale in Nueva Andalucía Marbella

A unique opportunity to acquire an impressive townhouse in the exclusive gated community in Nueva Andalucía, Marbella, just 57 kilometers from Málaga Airport.

This magnificent property is in a prime location, next to a prestigious tennis club, commercial areas, and supermarkets. Additionally, the famous Puerto Banús port is only 2 km away, providing quick access to its vibrant nightlife, luxury shops, and fine dining restaurants.

#### Property Features:

**Bedrooms:** 3 spacious en-suite bedrooms, each with its own bathroom, providing maximum comfort and privacy.

**Bathrooms:** 3 full bathrooms and an additional guest toilet.

**Flooring:** Elegant marble floors that add luxury and sophistication to the home. The bedrooms feature natural parquet flooring.

**Climate Control:** Air conditioning and gas heating system with radiators distributed throughout the house, ensuring perfect temperature all year round.

**Finishing:** Quality finishing in the living room, ideal for cooler evenings.  
This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

Garage: Basement with 2 cars and big underground garage for 2 cars, providing ample parking and storage

space.

This townhouse perfectly combines comfort, luxury, and an unbeatable location. This place is

ideal for its tranquility and beauty, offering a safe and serene living environment.

Don't miss the opportunity to visit this spectacular property.

Contact us today for more information and to schedule a viewing!

€ 699,000

Ref: R4764577

**MARBELLA LIVING**  
Estate Agents



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