

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

4 Bedrooms | 4 Bathrooms | 143 m<sup>2</sup> Interior | 50 m<sup>2</sup> Terraces | Garden Yes | Pool Yes |

### Property Description

Spectacular semi-detached villa for sale in Nueva Andalucía, Marbella!

This modern, spacious, and very bright villa with 4 bedrooms, 2 bathrooms, and 1 toilet is located in a beautiful area, surrounded by greenery and just a 10-minute walk to the beach and Puerto Banús.

It has air conditioning and heating in all rooms, built-in wardrobes, and a renovated, furnished, and fully equipped kitchen. It also has a large private garden, spacious terraces on the first floor, and a beautiful, spacious solarium where a 5th bedroom could be built.

The development is located in the heart of the Costa del Sol, in the Los Naranjos Golf area, and features communal pools and beautiful garden areas.

The location is fantastic, just 8 minutes from the El Corte Inglés department store in Puerto Banús and its beaches, 15 minutes from the center of Marbella, and the A-7 connects with major cities

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
such as Estepona, San Pedro, Mijas, Fuengirolá, Benalmadena, and Málaga.

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Basic features  
Detached house or villa  
140 m<sup>2</sup> built, 135 m<sup>2</sup> usable  
4 bedrooms  
4 bathrooms

154 m<sup>2</sup> plot  
Terrace  
Parking space included in the price  
Pre-owned/good condition  
Built-in wardrobes  
Individual heating: Electric  
Equipment  
Air conditioning  
Pool  
Garden  
Energy certificate  
Consumption: 130 kWh/m<sup>2</sup> year  
Emissions: 120 kg CO<sub>2</sub>/m<sup>2</sup> year

€ 675,000

Ref: R5004523

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