



## Townhouse for sale in Nueva Andalucía, Marbella

**755,000 €**

Reference: R5237395   Bedrooms: 4   Bathrooms: 3   Build Size: 164m<sup>2</sup>   Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover this magnificent three-storey home, recently renovated and designed for both year-round living and rental investment. It offers 4 bedrooms and 4 bathrooms, with bright, well-distributed spaces on every level.

On the ground floor, you will find a fully renovated open-plan kitchen, spacious and modern, seamlessly connected to the living-dining area. From here, you can access a large rear terrace, perfect for outdoor dining, as well as a guest toilet. At the front of the house, there is a peaceful patio furnished with outdoor sofas—an ideal spot to relax.

The first floor features two double bedrooms, a full bathroom in the hallway, and the master bedroom, which includes an en-suite bathroom and a generous private terrace.

The top floor offers a charming attic-style bedroom along with a spacious terrace, providing a versatile area flooded with natural light.

Additional features include air conditioning, natural gas hot water, and all renovations already completed, allowing you to move in immediately.

Located in a well-known residential urbanisation, the property enjoys an excellent location with:

A supermarket just 400 m away

Aloha College 700 m away

And the Echevarría (Echamendi) School also within close proximity

A fantastic opportunity both as a family home and as a high-demand rental investment, thanks to its layout, surroundings, and convenient access to essential services.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Fitted Wardrobes  
WiFi

### Views

Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

East  
West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Town  
Close To Schools  
Town  
Village  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street