



## Townhouse for sale in Nueva Andalucía, Marbella

**1,495,000 €**

Reference: R5240485   Bedrooms: 4   Bathrooms: 4   Build Size: 176m<sup>2</sup>   Terrace: 93m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

The property is presented as a fully renovated townhouse in Pueblo Arabesque, located in one of the most sought-after areas of Nueva Andalucía, Marbella.

The house offers a layout designed for daily comfort, combining Scandinavian-inspired lines with Mediterranean details. It has approximately 176 m<sup>2</sup> indoors and a 93 m<sup>2</sup> solarium equipped with an outdoor kitchen, barbecue area, resting area, dining space, electric awning, and laundry room. In total, it adds up to 269 m<sup>2</sup>, with three double bedrooms and an additional guest room, all with ensuite bathrooms, as well as several terraces and balconies that allow you to enjoy the sun throughout the day thanks to its multiple orientations.

The bedrooms are located separately to offer greater privacy, while the entrance floor integrates the kitchen, dining room, and living room in an open space with direct access to a terrace with a dining area. The property also has private outdoor parking next to the entrance, a 15 m<sup>2</sup> storage room, air conditioning in all rooms, fiber optic, a security door with code, an alarm system, and a complete water purification system.

The community stands out for its well-kept gardens, large swimming pool, and views towards the La Concha mountain, the Las Brisas golf valley, and the residential area itself. In the immediate surroundings, there are restaurants, supermarkets, specialized shops, and sports centers, as well as the promenade that connects to the Golden Mile and Puerto Banús. Nueva Andalucía is known for its golf courses, quiet residential atmosphere, and proximity to both the sea and essential services, making the area an attractive place to live all year round.

**Features:**

Features	Orientation	Climate Control
Private Terrace	South	Air Conditioning
Ensuite Bathroom	West	Central Heating
Solarium	South East	U/F/H Bathrooms
Barbeque	South West	
Views	Setting	Condition
Mountain	Commercial Area	Excellent
Pool	Close To Golf	
Forest	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Forest	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Private
Category		
Luxury		
Resale		