## **LUNDE & NIETO**

PROPERTIES -



### Townhouse for sale in Nueva Andalucía, Marbella

725,000 €

Reference: R5108635 Bedrooms: 3 Bathrooms: 3 Build Size: 132m<sup>2</sup> Terrace: 36m<sup>2</sup>















#### Costa del Sol, Nueva Andalucía

For sale townhouse renovated with quality materials and contemporary style located in one of the best areas of Marbella. Located right next to the casino of Puerto Banus and within walking distance of all services, it is located in a private and charming urbanization where you could enjoy its swimming pool and well maintained gardens and with few neighbors. A house ready to move in and live! Bright main floor where you will find a large living-dining room and open kitchen, new and fully equipped. On the first floor, a spacious master bedroom with a modern bathroom en suite and a west facing terrace. On the second floor, there are two large bedrooms and two bathrooms. On the top floor, there is a solarium with a barbecue area and a storage space where you can enjoy the best sunsets of Marbella. The house is equipped with air conditioning hot and cold, bio-ethanol fireplace, double glazed windows and doors, micro-cement floors and fitted closets in all rooms. The property includes a subway parking space. Enjoy the tranquility and comfort in this property surrounded by well known restaurants and cafes such as Breathe Marbella, La Sala, Dezentral. etc. Great variety of cafes, stores, business areas, hotels and just a few minutes walk from the center of Puerto Banus, the beach and the marina of Puerto Banus.

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#### **Features:**

Solarium

Urban

Orientation **Climate Control Features** 

**Covered Terrace** West Air Conditioning Lift

Pre Installed A/C

Hot A/C **Near Transport Private Terrace** Fireplace

Storage Room **Central Heating** 

**Ensuite Bathroom Fitted Wardrobes** 

**Guest Apartment** 

**Utility Room Views** Setting Condition

Mountain Commercial Area Excellent Close To Golf Pool Courtyard Close To Port

Urbanisation

Close To Shops Street Close To Town

Close To Schools

Town

**Pool Furniture** Kitchen **Fully Fitted** Communal Optional Garden Security **Parking** 

Communal **Gated Complex** Underground

> Garage **Private**

**Utilities** Category Electricity Reduced

Drinkable Water **Holiday Homes** 

> Investment **Bargain** Distressed Luxury

Contemporary