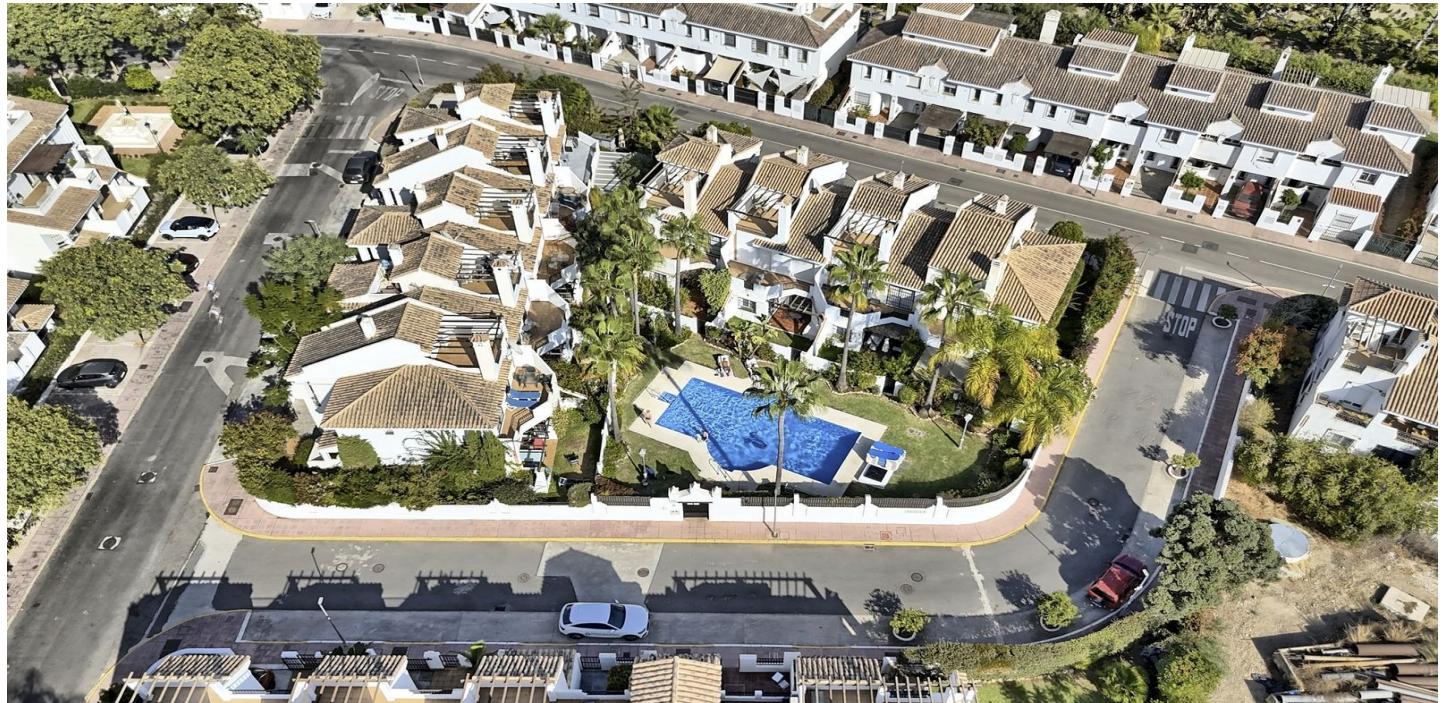




## Townhouse for sale in Nueva Andalucía, Marbella

**899,999 €**

Reference: R5164900   Bedrooms: 6   Bathrooms: 4   Plot Size: 150m<sup>2</sup>   Build Size: 200m<sup>2</sup>   Terrace: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Short Term Rentals are allowed in the community.

New to Market - Located in the highly desirable community of Los Naranjos de Marbella, this well-presented 6-bedroom, 4-bathroom townhouse offers generous living space and a convenient location.

The property is just a five-minute drive or a 25-minute walk from the famous Puerto Banús marina and only a few minutes by car from Marbella's Old Town. Everyday amenities are close at hand, with a Mercadona supermarket within the community and a bus stop just a minute away.

On the ground floor, there is a bright and spacious living and dining area with a fireplace that opens directly onto a large, recently renovated outdoor courtyard/patio. This area is ideal for enjoying the sunshine or dining outdoors. The kitchen is fully equipped and has direct access to a utility room. Also on this level is a self-contained guest room with its own kitchenette, bathroom, and independent entrance, offering the potential to generate additional rental income.

The first floor has three good-sized bedrooms, including one ensuite. Both the ensuite bedroom and the second bedroom open onto a shared terrace that overlooks the courtyard/patio and enjoys mountain views. The family bathroom is fitted with a jacuzzi/air bath with internal lights and a built-in Bluetooth speaker, adding an extra touch of comfort. On the second floor, there is another ensuite bedroom as well as a sixth bedroom currently used as an office, which can comfortably accommodate a double bed or two single beds.

Other features include marble flooring throughout, air conditioning in every room, and high-speed fibre optic Wi-Fi. The property is situated on a quiet street within the urbanization with just five houses, offering peace and privacy. There are several communal pools within the development, including one directly opposite the house and another just 100 metres away.

This townhouse offers a practical layout, versatile living spaces, and a sought-after location, making it a great choice as a permanent residence, holiday home, or rental investment.

**Features:**

Features	Orientation	Climate Control
Covered Terrace	South East	Air Conditioning
Near Transport	South West	Cold A/C
Private Terrace		Hot A/C
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Guest Apartment		
Utility Room		
Near Church		
Fiber Optic		
Views	Setting	Condition
Mountain	Close To Golf	Excellent
Garden	Close To Port	
Pool	Urbanisation	
Urban	Close To Sea	
Street	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Private	Alarm System	Street
		Communal
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Luxury	
	Resale	
	Contemporary	