

# Townhouse for sale in Nueva Andalucía, Marbella

450,000 €

Reference: R4841077 Bedrooms: 2 Bathrooms: 2 Plot Size: 180m<sup>2</sup> Build Size: 89m<sup>2</sup>



---

## Costa del Sol, Nueva Andalucía

Simply stunning picturesque townhouse situated within a beautiful Andalusian-style pueblo in the heart of Marbella's Golf Valley in Nueva Andalucía. This completely unique private and gated community of only 77 properties is located within close proximity to four superb golf courses: La Quinta, Las Brisas, Los Naranjos and Aloha, plus all general amenities including supermarkets, restaurants, cafés, etc are only 1.8km walk away - Puerto Banus Marina and the beach are under 5 minutes drive away too. This well-maintained property is distributed over two levels, with the ground floor comprising of a good-sized lounge/dining room with an open fireplace, guest toilet, a beautiful fully fitted modern kitchen, and double patio doors leading to a very private dining terrace; flowing directly into an extremely large private garden, where the current owners have the permission of the community to add a private swimming pool! Upstairs there is a bright and spacious master bedroom with an en-suite bathroom and a second bedroom, again with en-suite facilities. This exclusive community offers a large communal swimming pool and a tennis court.

Townhouse, Nueva Andalucía, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 89 m<sup>2</sup>, Garden/Plot 180 m<sup>2</sup>.

Setting : Close To Golf, Close To Town.

Orientation : North, East, South.

Condition : Excellent.

Pool : Communal, Room For Pool.

Climate Control : Air Conditioning.

Views : Mountain, Garden.

Features : Fitted Wardrobes, Private Terrace, Satellite TV, Ensuite Bathroom, Marble Flooring.

Furniture : Fully Furnished, Optional.

Kitchen : Fully Fitted.

Garden : Communal, Private.

Security : Gated Complex.

Parking : Communal, Private.

Utilities : Electricity.

Category : Golf, Holiday Homes, Investment, Luxury.

**Features:****Features**

Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

**Views**

Mountain  
Garden

**Pool**

Communal  
Room for Pool

**Garden**

Communal  
Private

**Utilities**

Electricity

**Orientation**

North  
East  
South

**Setting**

Close To Golf  
Close To Town

**Furniture**

Fully Furnished  
Optional

**Security**

Gated Complex

**Category**

Holiday Homes  
Investment  
Golf  
Luxury

**Climate Control**

Air Conditioning

**Condition**

Excellent

**Kitchen**

Fully Fitted

**Parking**

Private  
Communal