

**Sales - House - Marbella**  
**750.000€**

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**Ref.-ID: R4894447**

**Marbella**

**House**

**Community: 5,400 EUR / year**

**IBI: 1,500 EUR / year**



**3**



**2**



**162 m2**

Townhouse for sale in Marbella in the exclusive area of Nueva Andalucia This property is located in a luxurious development that has impressive mature gardens and a magnificent swimming pool, creating a perfect environment to enjoy the sun and tranquility. Upon entering the property, you will be greeted by a spacious and bright living room that opens onto a spacious terrace, where you can delight in panoramic views of the community's well-kept gardens. The kitchen is fully equipped, ideal for food lovers and blends perfectly with the living area. The property has a generous master bedroom that includes a dressing room and an elegant en-suite bathroom. In addition, there are two comfortable additional bedrooms that share a large fully equipped bathroom, offering privacy and comfort for the whole family or guests. The property has a parking space. With only 8 homes in the development, you will enjoy an exclusive and peaceful atmosphere, making this place a true oasis of peace, surrounded by well-kept gardens. Living here is a real privilege. Located just 5 minutes from the prestigious Puerto Banús, where you will find a variety of luxury services, and 10 minutes from the vibrant center of Marbella, this property combines the serenity of residential life with proximity to fun and entertainment. It is a real luxury to live in this property. Don't miss the opportunity to make this property your new home in Marbella!

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Commercial Area</li><li>✓ Close To Golf</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ WiFi</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Double Glazing</li><li>✓ Near Church</li><li>✓ Fiber Optic</li></ul>
<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>