

Townhouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | **3** Bathrooms | **313** m² Interior | **101** m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,850 IBI | **€ 230** Rubish tax | **€ 3,792** Community fees



Property Description

Semi-detached house in a prime location in Marbella! Set in one of Marbella's most sought-after residential areas, this magnificent semi-detached house combines an exceptional location with the tranquillity of an exclusive setting. Situated just a few minutes' walk from Puerto Banús, it allows you to enjoy proximity to the sea, the marina and a wide range of restaurants, shops and amenities, whilst retaining the privacy and tranquillity typical of a high-end residential development.

The property is situated in a gated community, surrounded by well-maintained gardens and communal swimming pools, where the peaceful atmosphere and security make every day a pleasant experience. It is the perfect place for those who wish to live close to everything without compromising on relaxation and quality of life.

Built with materials of the highest quality, the house offers spacious, light-filled and functional rooms. The generously sized living-dining room opens onto a pleasant private garden, an ideal spot to enjoy the Mediterranean climate all year round.

The kitchen is separate and features a practical utility room. The sleeping area comprises three spacious bedrooms, all with walk-in wardrobes, and three full bathrooms, designed to offer comfort

and privacy. It is equipped with hot/cold air conditioning, heating and a fireplace, ensuring maximum comfort in every season.

A property that stands out for its excellent location, its high-quality finishes and the serene atmosphere that surrounds it.

313 m² of built space

25 m² porch

14 m² open terraces

62 m² roof terrace

27 m² garden

Garage

Storage room