

## Townhouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 2 Bathrooms | 152 m<sup>2</sup> Interior | 30 m<sup>2</sup> Terraces | Pool Yes  
€ 950 IBI | € 180 Rubish tax | € 1,308 Community fees



### Property Description

This charming Andalusian townhouse is perfectly positioned in one of Marbella's most desirable areas, within walking distance to the beach, gym and padel facilities, restaurants and the vibrant marina of Puerto Banús.

Set across two levels plus a rooftop terrace, the home offers a comfortable and practical layout designed for easy Mediterranean living. The ground floor features an open-plan living and dining area connected to the kitchen, creating a bright and social space that opens out onto a private balcony. This level also includes a guest bedroom and a guest toilet, making it ideal for visitors or flexible everyday living. Upstairs, the property offers two spacious master bedrooms, each with its own en-suite bathroom and private terrace.

The rooftop terrace is a standout feature of the property, designed as an inviting outdoor lounge area with space for sun beds and relaxed entertaining while enjoying the views and sunsets over the surrounding area. The position within the community gives the townhouse beautiful open views and a sense of privacy that is hard to find in such a central location.

This home offers the perfect combination of charm, location and lifestyle. Whether as a permanent residence, holiday home or investment property, this is a home designed for enjoying everything Marbella has to offer.