

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

3 Bedrooms | 3 Bathrooms | 165 m<sup>2</sup> Interior | 45 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,085 IBI | € 180 Rubish tax | € 1,584 Community fees



### Property Description

Located in one of the most sought-after residential areas of Los Naranjos de Marbella, this corner townhouse for sale offers an excellent combination of location and Mediterranean lifestyle with great potential for expansion and just minutes from Puerto Banus, the beach, restaurants, supermarkets and all the amenities of Nueva Andalucia.

The property is located in the quiet Block 3, within a pleasant community of only 35 homes that share manicured gardens and a communal pool, providing a very private and familiar atmosphere.

Distributed over two floors plus an area under the roof with great potential, the house stands out for its luminosity, privacy and multiple possibilities for redistribution and extension.

On the ground floor we find a spacious living-dining room with direct access to the porch and outdoor areas, an independent kitchen with access to a terrace, as well as a guest toilet. The house also has a private uncovered parking area.

The ground floor houses three bedrooms and two full bathrooms. The master bedroom has an en-suite bathroom and access to a private terrace of 25m<sup>2</sup>, with the possibility of integrating this terrace into the bedroom to create a spectacular suite of larger dimensions.

**GREAT OPPORTUNITY FOR EXPANSION:**

- possibility of integrating the kitchen with the living-dining room to create a large contemporary open space,
- extension of the master bedroom,
- closure of the parking lot for a covered garage,
- and creation of an additional room with bathroom on the ground floor, next to a solarium of about 15m<sup>2</sup>, which is accessed directly from the main staircase of the house.

Thanks to its privileged location, distribution and extension possibilities, this property represents a magnificent opportunity both as a permanent residence, holiday home or investment with great potential for revaluation in Marbella.