



# Townhouse for sale in Nueva Andalucía, Marbella

650,000 €

Reference: R5062168 Bedrooms: 2 Bathrooms: 3 Build Size: 189m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Experience Marbella at its best with this exclusive three-floor townhouse, perfectly located in Nueva Andalucía, just steps from the Hard Rock Hotel, Marbella Casino, beaches, and Puerto Banús marina.

Only a 5-minute walk to the beach and the vibrant nightlife, shops, and restaurants of Puerto Banús, this property is the ideal base for enjoying the Costa del Sol.

### Property Features

2 spacious bedrooms filled with natural light

3 modern bathrooms for maximum comfort

Fully renovated kitchen with premium appliances

Panoramic rooftop terrace with breathtaking views, ideal for sunbathing, dining, or evening cocktails

Quiet urbanisation with communal pool

### Why You'll Love It

This townhouse in Marbella combines luxury, comfort, and an unbeatable location. Perfect for couples, friends, or professionals looking to enjoy the Mediterranean lifestyle with everything at their doorstep.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Fiber Optic

### Views

Sea  
Panoramic  
Port  
Urban  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Reduced  
Investment  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private