



## Townhouse for sale in Nueva Andalucía, Marbella

495,000 €

Reference: R5236078   Bedrooms: 3   Bathrooms: 3   Plot Size: 40m<sup>2</sup>   Build Size: 164m<sup>2</sup>   Terrace: 8m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

A well-located 3-bedroom, 3-bathroom townhouse in Los Naranjos, in the heart of Nueva Andalucía and moments from Puerto Banús. The property is vacant and in need of renovation, offering strong potential to redesign and add value in one of Marbella's most consistently demanded residential areas. The house is distributed over three floors and includes a private garden with direct access to the communal gardens and swimming pool. Thanks to its layout, there is the possibility of creating up to two additional rooms by reconfiguring the garage level, the top terrace, or the kitchen area, depending on the preferred project. Situated within a community known for its Andalusian charm and landscaped surroundings, the property is close to schools, restaurants, golf courses and essential amenities. Ideal for buyers seeking a personalised home or a solid long-term investment in a prime location.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium

### Views

Mountain  
Panoramic  
Garden  
Pool

### Pool

Communal  
Garden  
Communal  
Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Not Furnished

### Security

Alarm System

### Category

Investment  
Bargain  
Cheap  
Golf

### Climate Control

Air Conditioning  
Central Heating

### Condition

Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered