



## Townhouse for sale in Nueva Andalucía, Marbella

**799,000 €**

Reference: R5252899   Bedrooms: 3   Bathrooms: 3   Build Size: 149m<sup>2</sup>   Terrace: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Newly renovated and modern townhouse/duplex apartment located in one of the most sought-after areas of Nueva Andalucía. This corner unit is frontline golf to Las Brisas Golf Club, offering open views over the golf course and an ideal position in the heart of the Golf Valley. The property is set within a quiet, gated community of only 10 units, making it an ideal permanent residence or investment. The house offers three bedrooms, all located on the upper floor. The master bedroom features an en-suite bathroom and a dedicated office area with beautiful views over the golf course. Upon entering the property, you are welcomed by a modern, open-plan layout featuring a spacious kitchen fully equipped with all desired amenities, a large dining area, and a bright living room with a fireplace. Large sliding doors provide direct access to the expansive lawn and pool area, making it perfect for family living and outdoor enjoyment. With a south-facing orientation, the house enjoys sun throughout the day. Being a corner unit, it benefits from abundant natural light and enhanced privacy, complemented by its own small private garden. The property includes two private parking spaces and is conveniently located close to all amenities such as schools, shopping, golf courses, and restaurants. A cosy, easy-living home in the heart of Marbella, offering exceptional value for money. The property has 149.46 m<sup>2</sup> of enclosed built area, distributed as follows: Entrance Floor: • Entrance hall with wardrobe • Kitchen • Living room • Dining room • Guest toilet • Terrace • Staircase connecting to the upper floor Upper Floor: • Three bedrooms (master en-suite) • Two bathrooms • Hallway • One terrace



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace	South East	Pre Installed A/C
Satellite TV	South West	Fireplace
Storage Room		Central Heating
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Access for people with reduced mobility		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Panoramic	Close To Golf	Good
Garden	Urbanisation	Recently Renovated
Golf	Close To Shops	
	Close To Town	
	Close To Schools	
	Frontline Golf	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Private
	Alarm System	Street
	Electric Blinds	More Than One
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
	Investment	
	Bargain	
	Golf	