



## Townhouse for sale in Nueva Andalucía, Marbella West

**449,000 €**

Reference: R5296180   Bedrooms: 2   Bathrooms: 2   Build Size: 113m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Bright Townhouse in Urb. Agrupadas – Nueva Andalucía, Marbella Well-planned townhouse located in the popular Urb. Agrupadas in Nueva Andalucía, Marbella. The urbanisation offers a calm and pleasant residential environment with close proximity to local amenities, beaches and the vibrant area of Puerto Banús, with water included in the community fee. The property features two spacious bedrooms, two bathrooms, and bright open-plan living areas with generous natural light and a modern layout that creates a sense of space and functionality. Set in an attractive and strategic location with easy access to golf courses, restaurants, shops, Marbella centre and Puerto Banús, this property is ideal as a permanent residence, holiday home or investment.



## Features:

### Features

Satellite TV  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi

### Views

Garden  
Urban  
Street

### Pool

Communal  
Garden  
Communal

### Orientation

East  
West  
South West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Town

Village

### Furniture

Fully Furnished

### Parking

Garage

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Resale