



## Townhouse for sale in Nueva Andalucía, Marbella

**675,000 €**

Reference: R5004523   Bedrooms: 4   Bathrooms: 4   Plot Size: 154m<sup>2</sup>   Build Size: 143m<sup>2</sup>   Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spectacular semi-detached villa for sale in Nueva Andalucía, Marbella! This modern, spacious, and very bright villa with 4 bedrooms, 2 bathrooms, and 1 toilet is located in a beautiful area, surrounded by greenery and just a 10-minute walk to the beach and Puerto Banús. It has air conditioning and heating in all rooms, built-in wardrobes, and a renovated, furnished, and fully equipped kitchen. It also has a large private garden, spacious terraces on the first floor, and a beautiful, spacious solarium where a 5th bedroom could be built. The development is located in the heart of the Costa del Sol, in the Los Naranjos Golf area, and features communal pools and beautiful garden areas. The location is fantastic, just 8 minutes from the El Corte Inglés department store in Puerto Banús and its beaches, 15 minutes from the center of Marbella, and the A-7 connects with major cities such as Estepona, San Pedro, Mijas, Fuengirola, Benalmádena, and Málaga. Basic features Detached house or villa 140 m<sup>2</sup> built, 135 m<sup>2</sup> usable 4 bedrooms 4 bathrooms 154 m<sup>2</sup> plot Terrace Parking space included in the price Pre-owned/good condition Built-in wardrobes Individual heating: Electric Equipment Air conditioning Pool Garden Energy certificate Consumption: 130 kWh/m<sup>2</sup> year Emissions: 120 kg CO<sub>2</sub>/m<sup>2</sup> year



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Wood Flooring		
Near Church		
Fiber Optic		
Views	Setting	Condition
Country	Commercial Area	Excellent
Garden	Close To Golf	Recently Refurbished
Urban	Urbanisation	Recently Renovated
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Partially Fitted
Garden	Security	Parking
Private	Gated Complex	Street
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Bargain	
	Resale	
	Contemporary	