

# Town House in Nueva Andalucia, Marbella

Malaga Nueva Andalucia

REF. 5363

€750,000



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BEDROOMS / 3

BATHROOMS / 3

AREA / 212 m<sup>2</sup>

TERRACE / 20 m<sup>2</sup>

# TOWN HOUSE IN NUEVA ANDALUCIA, MARBELLA

Welcome to this exceptional townhouse, perfectly located in one of the most exclusive and peaceful areas of Marbella — the highly sought-after Nueva Andalucía. Offering the ideal combination of elegance, comfort, and adaptability, this property is a rare opportunity for those seeking a spacious family home or a high-potential investment in a prime location. Designed with practicality and lifestyle in mind, the townhouse features generous indoor and outdoor spaces that invite you to live and entertain in comfort. The entrance welcomes you with a charming 33.37 m<sup>2</sup> front patio and garden, an ideal space to relax, soak up the Mediterranean sun, or create an inviting outdoor living area. At the back, a 52.80 m<sup>2</sup> English-style lower patio offers additional space and functionality, including a private storage room and access to the shared electricity meters. Inside, the property currently offers three well-appointed bedrooms, designed to provide comfort and privacy for all family members. Thanks to its intelligent layout and spacious interiors, there is easy potential to create a fourth bedroom or to expand the living space onto the terrace. You also have the option to design a contemporary open-plan layout, enhancing the sense of light, space, and modern living — while adding even greater value to the property. The location is truly unbeatable. Nestled in a quiet residential neighborhood, the townhouse enjoys immediate access to essential services such as renowned schools, supermarkets, restaurants, and shopping areas. Moreover, the beautiful beaches of Marbella and the world-famous Puerto Banús, with its luxury marina, designer boutiques, and vibrant nightlife, are just a short drive away. This property is more than just a home — it is an opportunity to embrace a lifestyle of comfort, convenience, and growth. Whether you are searching for a permanent residence, a luxurious holiday retreat, or a smart real estate investment, this townhouse offers everything you could wish for and more. Don't miss the chance to make this exceptional property yours. Contact us today to arrange a private viewing and discover the true potential of your new home in Marbella!

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