



## TOWNHOUSE WITH 3 BEDROOMS

📍 Nueva Andalucía

**REF# R4821058 – 650.000€**



3  
Beds



3  
Baths



163 m<sup>2</sup>  
Built



75 m<sup>2</sup>  
Terrace

### Exquisite Townhouse in Prime Nueva Andalucía Location

Nestled in a serene and prestigious urbanization, this beautiful townhouse offers a luxurious living experience in the heart of Nueva Andalucía. The urbanization boasts three pristine swimming pools, a fully equipped gym, and a relaxing sauna, providing residents with resort-like amenities at their doorstep. Just 1.9 km from the vibrant Puerto Banús with its stunning sandy beaches and 3 km from the charming town of Marbella, this property boasts an unbeatable location. Conveniently close to Aloha College, it is within walking distance of essential amenities, including a bus station, supermarkets, restaurants, a tennis center,

three golf clubs, schools, and a shopping center.

This well-maintained townhouse features a spacious living room with a cozy fireplace, a dining area, and a terrace that overlooks the lush tropical gardens and swimming pools. The ground floor entrance welcomes you to a guest toilet and a fully equipped American-style kitchen, leading into a bright and inviting salon with a terrace that offers stunning views of the surrounding greenery.

On the first floor, you'll find two generously sized bedrooms, each with its own terrace and en-suite bathroom, providing comfort and privacy. The second level hosts an additional bedroom, complete with its own terrace and en-suite bathroom. The crowning feature of this property is the southwest-facing rooftop terrace, featuring a barbecue area—perfect for relaxing and enjoying breathtaking sunset views.

This townhouse seamlessly combines comfort, elegance, and convenience, making it an ideal home for those seeking a tranquil yet connected lifestyle in one of Marbella's most sought-after neighborhoods.





