



## TOWNHOUSE WITH 2 BEDROOMS

📍 Nueva Andalucía

**REF# R4848946 – 399.000€**

IBI

676 €/YEAR

Community

2640 €/YEAR



2  
Beds



2  
Baths



89 m<sup>2</sup>  
Built



40 m<sup>2</sup>  
Terrace

Charming Andalusian Townhouse in the Heart of Nueva Andalucía's Golf Valley

Nestled in one of Marbella's most picturesque complexes, this pueblo-style urbanization features just 77



townhouses, offering both privacy and charm. Conveniently located within a 20-minute stroll of local cafés, shops, and restaurants, it captures the essence of relaxed Mediterranean living.

The townhouse offers two spacious double bedrooms, each with its own en-suite bathroom. The living area flows seamlessly onto a bright, sunny terrace, perfect for outdoor relaxation. It also includes a separate kitchen and utility room for added convenience.

While the property is in good condition, a few updates could truly make it shine. The development is secure, with a gated entrance, and residents enjoy access to a communal pool.





