

# Townhouse for sale in Nueva Andalucía, Marbella West

329,000 €

Reference: R4891069 Bedrooms: 2 Bathrooms: 1 Build Size: 86m<sup>2</sup> Terrace: 43m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

### BEAUTIFUL TOWNHOUSE IN NUEVA ANDALUCÍA

Discover this charming home located in the heart of Nueva Andalucía, a renovated retreat that offers the perfect balance of comfort and functionality. Situated on a quiet street, it's just 5 minutes from the beach and Puerto Banús, and within walking distance of the town center, providing quick access to restaurants, shops, buses, and schools.

With a built area of 86 m<sup>2</sup> and a 43 m<sup>2</sup> terrace, the property enjoys natural light throughout the day: the front faces east, and the rear faces west. It features two bedrooms with built-in wardrobes, a full bathroom with a spacious shower, and a cozy living room with a fireplace and air conditioning. The spacious kitchen connects to a rear patio used as a laundry area.

Outside, the 44 m<sup>2</sup> front patio offers a perfect space to relax, complete with a jacuzzi, storage room, and parking for bicycles or a motorbike. This single-story home, with easy access via a convenient ramp, sits on an independent 110 m<sup>2</sup> plot with no community fees. Additionally, there is the potential to build an upper floor to expand the living space according to your needs.

The private jacuzzi adds an exclusive touch to enjoy the Mediterranean climate. Living here means being in an environment that combines tranquility with proximity to key attractions, making this townhouse a unique opportunity for those seeking quality living and comfort.

If you're looking for a home in a prime location that combines comfort and functionality, this townhouse is for you. Contact us to schedule a visit and fall in love with your future home!

## Features:

### Features

Private Terrace  
Storage Room  
Fitted Wardrobes  
Utility Room  
Jacuzzi  
Barbeque

### Views

Courtyard  
Urban  
Street

### Furniture

Optional

### Orientation

South East

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Village

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning  
Hot A/C

### Condition

Recently Renovated

### Parking

Street