



# Townhouse for sale in Condes de Iza, Nueva Andalucía, Marbella

599,000 €

Reference: R5111263 Bedrooms: 4 Bathrooms: 5 Plot Size: 20m<sup>2</sup> Build Size: 233m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Semi-Detached Villa in Condes de Iza, Nueva Andalucía – Prime Location Near Puerto Banús

Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally positioned in Condes de Iza—one of Marbella's most desirable communities in Nueva Andalucía. Just minutes from the vibrant Puerto Banús, Marbella town centre, and San Pedro de Alcántara, this property combines comfort, convenience, and a relaxed Mediterranean lifestyle within a secure gated complex.

Perfect for international families, the home is close to top international and public schools, beautiful beaches, world-class golf courses, and exclusive shopping and dining options.

### Key Features:

**Elegant Living Spaces:** Bright and spacious open-plan living and dining area with a cosy fireplace, opening onto a west-facing terrace—ideal for enjoying Marbella's golden sunsets.

**Versatile Kitchen:** Functional, partially fitted kitchen with serving hatch and the option to create an open-plan design.

**Private Guest Apartment:** Self-contained basement suite featuring a double bedroom, bathroom, kitchen/utility area, and direct garage access—perfect for guests, staff, or rental income.

**Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning, Juliet balconies, built-in wardrobes, and additional storage.

**Panoramic Rooftop Solarium:** Private rooftop terrace with breathtaking sea and mountain views, plus a multi-use room and outdoor shower—ideal for sunbathing, entertaining, or working from home.

**Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private driveway, and underground garage.

**Resort-Style Amenities:** Two communal swimming pools, with the nearest just steps away.

This property offers an exceptional opportunity for those seeking a family residence, holiday retreat, or sound investment in one of the Costa del Sol's most sought-after locations.



## Features:

### Features

Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Guest Apartment

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South  
South West

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Part Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Fair

### Kitchen

Partially Fitted

### Parking

Garage  
Communal