



# Townhouse for sale in Pueblo Arabesque, Nueva Andalucía, Marbella

699,000 €

Reference: R5186383 Bedrooms: 3 Bathrooms: 3 Build Size: 165m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spacious Newly Refurbished Townhouse in Pueblo Arabesque, Atalaya Río Verde – Nueva Andalucía

Just 5 Minutes from Puerto Banús

Discover this beautifully refurbished townhouse in the charming Andalusian-style community of Pueblo Arabesque, located in Atalaya Río Verde, one of Nueva Andalucía's most desirable residential areas. Set within walking distance of Puerto Banús, the beach, shops, restaurants, and golf courses, this property offers the perfect blend of comfort, space, and investment potential.

The townhouse is arranged over four levels, featuring generous living spaces and modern finishes throughout:

**Ground Floor:** Bright and spacious living-dining area with access to an open terrace, a brand-new fully equipped open-plan kitchen, and a large separate storage room.

**Upper Floors:** Each level hosts one bedroom and a full bathroom, offering privacy and flexibility for family living or guests.

**Top Floor:** A laundry room opens onto a large solarium, perfect for relaxing or entertaining under the Mediterranean sun.

**Basement Level:** A large self-contained apartment with its own kitchen and bathroom, ideal for use as a guest suite, rental unit, or staff accommodation.

Additional features include electric blinds, independent hot and cold air conditioning throughout, and access to the community's lush landscaped gardens and inviting swimming pools.

This property is an excellent family home or rental investment, with the added advantage of a separate 1-bedroom apartment at the entrance that can be rented out independently.

Experience spacious living and modern convenience in one of Marbella's most sought-after locations.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room  
Basement

### Views

Mountain  
Garden  
Courtyard  
Street

### Pool

Communal

### Garden

Communal

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Cheap  
Distressed  
Golf  
Luxury  
Resale  
Contemporary

### Orientation

South

### Setting

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

### Furniture

Not Furnished

### Parking

Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels