



# Townhouse for sale in Los Naranjos de Marbella, Nueva Andalucía, Marbella

585,000 €

Reference: R5234722 Bedrooms: 3 Bathrooms: 3 Build Size: 136m<sup>2</sup> Terrace: 10m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Bright Townhouse for Sale in Los Naranjos de Marbella, Nueva Andalucía – 1.5 km from the Beach and Puerto Banús

Located in the prestigious community of Los Naranjos de Marbella, this bright and modern townhouse offers an exceptional opportunity to enjoy the very best of the Costa del Sol lifestyle. Just 1.5 km from the beach and Puerto Banús, accessible via a fantastic palm-lined avenue, the property combines tranquillity with proximity to Marbella's most vibrant hotspot.

Built in 2015, the home is distributed over two floors and features 3 spacious bedrooms and 3 full bathrooms, designed for comfortable year-round living.

### Contemporary Design & Comfortable Living

The main floor welcomes you with a modern, fully equipped kitchen that seamlessly connects to a spacious and inviting living-dining area. Large windows allow natural light to flood the interior, enhancing the bright and airy atmosphere.

From the living room, you step directly into the private garden, an ideal space for outdoor dining, relaxing in the sun, or entertaining guests throughout the year. A full bathroom on this level adds extra convenience.

On the first floor, the master bedroom features:

- En-suite bathroom
- Private terrace
- Generous fitted wardrobes

Two additional well-proportioned bedrooms share a full bathroom with bathtub, making this home ideal for families or hosting guests.

### Features & Highlights

- Solar panels for hot water
- Hot and cold air conditioning
- Private garden
- Modern construction (2015)
- Excellent natural light throughout
- High rental demand area

### Prime Location

Situated in Nueva Andalucía, one of Marbella's most sought-after residential areas, the property offers:

- Walking or cycling distance to the beach
- Close proximity to Puerto Banús marina, restaurants, and luxury boutiques
- Easy access to golf courses, international schools, and amenities
- Quick connections to Marbella centre and the A-7 coastal road

This townhouse represents an ideal permanent residence, stylish holiday home, or high-yield investment property, thanks to its strategic location and strong rental appeal.

Contact us today to arrange a private viewing or request further information.





## Features:

### Features

Near Transport

### Setting

Close To Golf

Close To Port

Urbanisation

Close To Sea

Close To Schools

Close To Marina

### Furniture

Not Furnished

### Parking

Street

### Orientation

East

West

### Condition

Excellent

### Kitchen

Fully Fitted

### Category

Holiday Homes

Investment

Bargain

Cheap

Resale

### Climate Control

Air Conditioning

Cold A/C

Hot A/C

### Pool

Communal

### Garden

Communal