







New contemporary, townhouse for sale within walking distance of Puerto Banus and the beach in a gated complex in Nueva Andalucia, Marbella Marbella Area

Apartment 🗔 -





■ Built 150 m<sup>2</sup> ■ Terrace 121 m<sup>2</sup> ► 5







# Modern 5-bedroom townhouse with solarium and spectacular sea views in Nueva Andalucia, Marbella

### **RESERVED**

#### PROPERTY HIGHLIGHTS

- Centrally located within walking distance to Puerto Banus and the beach.
- An open plan design + an expansive solarium.
- Magnificent views of the Mediterranean sea.
- Move-in ready.
- High rental potential.

#### THE LOCATION AND THE COMPLEX

- Gated complex consisting of 7 luxury terraced houses just 900m from the beach.
- Within walking distance to all necessary amenities including supermarkets, restaurants, bars, sports facilities including a popular Padel club and more.
- Within walking distance to Puerto Banus.
- A 5-minute drive can reach Nueva Andalucia's golf valley with some prestigious golf courses including Las Brisas Golf and Aloha Golf.
- The complex features a heated, communal swimming pool.

#### THE TOWNHOUSE

## In figures:

• Built-up area: 150m<sup>2</sup>

• Total surface terraces: 121m2

Solarium: 61m²
5 bedrooms

• 3 bathrooms

## The townhouse

- Contemporary terraced house in newly built complex.
- Using high quality materials and refined finishes.
- Bright and open interior.
- Townhouse with 2 residential floors + solarium.
- Open and covered terraces equipped with relaxation areas.
- Solarium with outdoor kitchen equipped with water and electricity connection, integrated stereo system, jacuzzi, outdoor shower and lounge area.
- From the solarium a sublime sea view towards the Strait of Gibraltar.
- Southern orientation.
- Open-plan concept.
- Living room with TV lounge and integrated dining table.
- Open living kitchen, fully equipped Siemens appliances and breakfast bar.
  High sliding windows, providing naturally lit rooms.
  Indoor parquet and ceramic tile floors.

- 5 bedrooms and 3 bathrooms.
- Indoor parking for 2 cars.

### Other features:

- Double glazing.
- Home automation.
- Air conditioning for cooling and heating.
- Underfloor heating in the bathrooms.
- Fitted wardrobes.
- Wi-Fi connection.
- Electric shutters.
- Intercom system.
- Alarm system.
- Furniture is optional.















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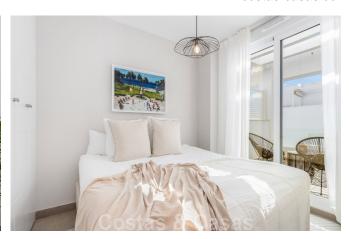


875.000 €















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