Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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4-bedroom traditional townhouse for sale in Nueva Andalucía, Marbella

Marbella Area

House - Built 126 m² Terrace 80 m² 4 2 Ref. 220808

695.000 €

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Beautiful townhouse with potential for extension for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Within walking distance of the beach and local amenities.
- Potential to create an additional 75m² of living space in the basement.
- 4 bedrooms, 2 bathrooms + guest toilet.
- Open-plan living area.
- Ready to move in.

THE LOCATION

Situated in the southernmost and most sought-after part of Nueva Andalucía, this property combines a peaceful, green residential setting with the convenience of having virtually everything within easy walking distance.
The sandy beaches of Mistral Beach are just a 10 to 12-minute walk away, along with renowned beach clubs such as La Sala By The Sea and Ocean Club Marbella.
A range of everyday amenities, Club Internacional de Tenis, Hard Rock Hotel and Casino Marbella are also just a few minutes' walk away.
The world-famous marina of Puerto Banús is only a 5-minute drive away, offering luxury designer boutiques, El Corte Inglés department store, fine dining restaurants and a vibrant nightlife scene.
A short drive along the coastal road takes you to the prestigious Golden Mile in less than 10 minutes, home to iconic five-star resorts such as Puente Romano and Marbella Club Hotel.
The charming historic centre of Marbella, with its famous Plaza de los Naranjos and its extensive Paseo Marítimo promenade, can be reached in approximately 15 minutes by car.
Finally, Málaga International Airport is approximately 45 minutes away by car.
The property forms part of a well-maintained residential community featuring an attractive communal swimming pool and beautifully landscaped gardens.

THE TOWNHOUSE

In figures:

Built area: 126m²
Terrace area: 80m²
Bedrooms: 4
Bathrooms: 2 + 1 guest toilet
Potential basement extension: approx. 75m²

Description:

A charming townhouse showcasing classic Andalusian architecture.
East-facing orientation.
The terraces overlook the mature, lush communal gardens and inviting swimming pool.
Generous private terraces and balconies provide plenty of space to relax, sunbathe or enjoy al fresco dining.
Large floor-to-ceiling sliding windows in the living room allow an abundance of natural light to flood the interior.
Open-plan living space comprising a comfortable TV lounge and an integrated dining area.
The separate, fully fitted kitchen features sleek modern finishes and ample workspace.
The property offers 4 bedrooms, 2 well-appointed bathrooms with modern fittings, and a separate guest cloakroom.
One particularly attractive feature is the opportunity to convert the basement into approximately 75m² of additional living space, potentially increasing the total built area to around 201m², subject to obtaining the necessary planning permissions.
Additional storage room.
Marble flooring.
Communal parking.

Additional features:
Air conditioning for both heating and cooling.
Fireplace in the living room.
Fitted wardrobes.
Double glazing.

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4-bedroom traditional townhouse for sale in Nueva Andalucía, Marbella

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695.000 €

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4-bedroom traditional townhouse for sale in Nueva Andalucía, Marbella

Marbella Area

House - Built 126 m² Terrace 80 m² 4 2 Ref. 220808 **695.000 €**

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4-bedroom traditional townhouse for sale in Nueva Andalucía, Marbella

Marbella Area

House - Built 126 m² Terrace 80 m² 4 2 Ref. 220808

695.000 €

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