



### Luxury Townhouse for sale in Nueva Andalucia - Marbella

Marbella Area

🏠 House   📏 -   🏠 Built 276 m<sup>2</sup>   🛏 -   🚿 3   🚿 3   # Ref. 111099

💰 395.000 €

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Elevated complex of townhouses with gated entrance, concierge service, communal gardens and swimming-pool and putting green for golfers.

Located in sought after area next to renowned golf course in Marbella's golf valley only a few minutes drive to all kind of amenities and Puerto Banus with all its amenities, beach bars and restaurants and shops.

Tranquil and secure location.

Stunning views to the garden, the mountains, the golf and partially to the sea.

South to Southeast orientation.

3 sunny terraces in the property to enjoy the great views.

Private garden of 28 m2

Open living-dining area with fireplace.

3 bedrooms and 3 bathrooms, of which 2 are en-suite plus 1 guest toilet.

The Master bedroom has a bath en-suite.

Fully fitted and equipped kitchen with Smeg appliances and breakfast area.

Laundry area.

*Other features:*

Terracotta flooring throughout.

Air conditioning hot & cold.

Double glazing.

Electric blinds.

Satellite TV.

Alarm.

Garage for 2 cars.

Parking space inside the urbanization for more cars.



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