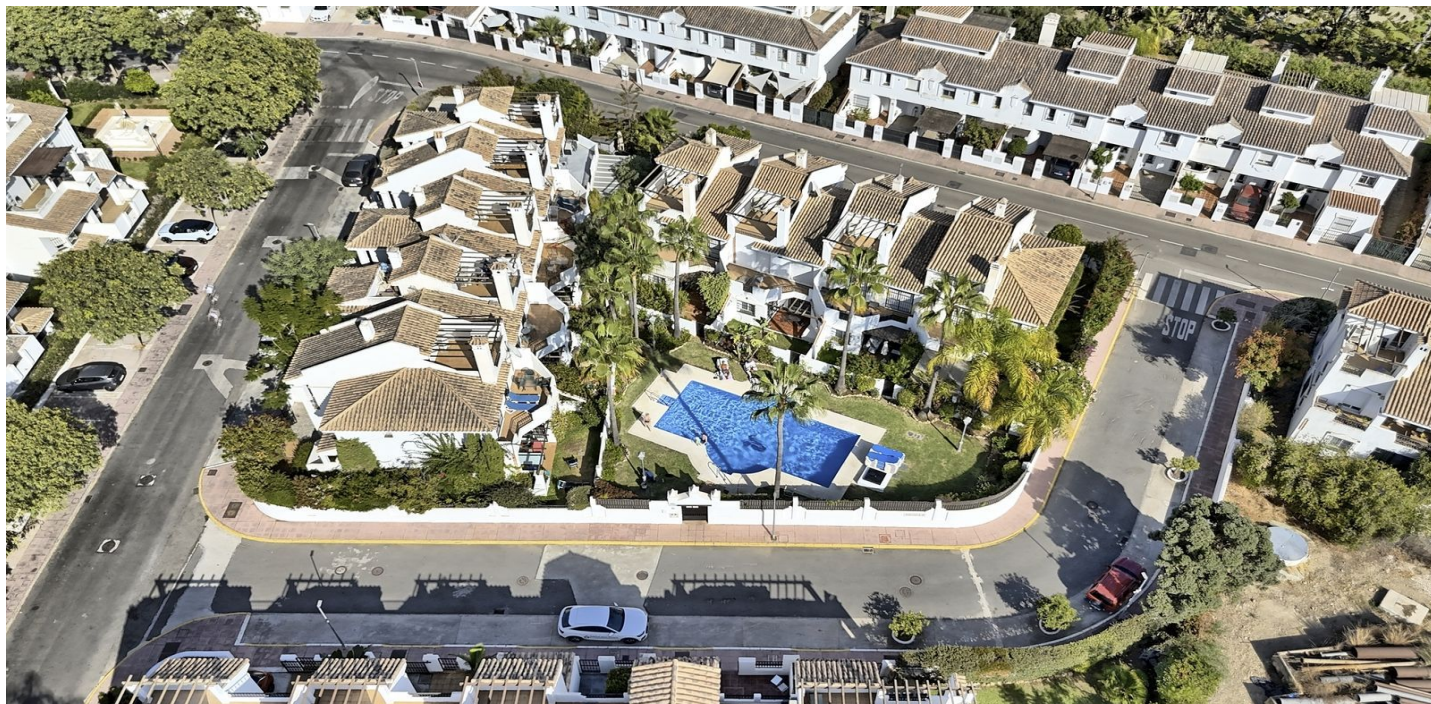




## Townhouse for sale in Nueva Andalucía, Marbella

899,999 €

Reference: R5164900 Bedrooms: 6 Bathrooms: 4 Plot Size: 150m<sup>2</sup> Build Size: 200m<sup>2</sup> Terrace: 70m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

New to Market - Located in the highly desirable community of Los Naranjos de Marbella, this well-presented 6-bedroom, 4-bathroom townhouse offers generous living space and a convenient location. The property is just a five-minute drive or a 25-minute walk from the famous Puerto Banús marina and only a few minutes by car from Marbella's Old Town. Everyday amenities are close at hand, with a Mercadona supermarket within the community and a bus stop just a minute away. On the ground floor, there is a bright and spacious living and dining area with a fireplace that opens directly onto a large, recently renovated outdoor courtyard/patio. This area is ideal for enjoying the sunshine or dining outdoors. The kitchen is fully equipped and has direct access to a utility room. Also on this level is a self-contained guest room with its own kitchenette, bathroom, and independent entrance, offering the potential to generate additional rental income. The first floor has three good-sized bedrooms, including one ensuite. Both the ensuite bedroom and the second bedroom open onto a shared terrace that overlooks the courtyard/patio and enjoys mountain views. The family bathroom is fitted with a jacuzzi/air bath with internal lights and a built-in Bluetooth speaker, adding an extra touch of comfort. On the second floor, there is another ensuite bedroom as well as a sixth bedroom currently used as an office, which can comfortably accommodate a double bed or two single beds. Other features include marble flooring throughout, air conditioning in every room, and high-speed fibre optic Wi-Fi. The property is situated on a quiet street within the urbanization with just five houses, offering peace and privacy. There are several communal pools within the development, including one directly opposite the house and another just 100 metres away. This townhouse offers a practical layout, versatile living spaces, and a sought-after location, making it a great choice as a permanent residence, holiday home, or rental investment.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Guest Apartment  
Utility Room  
Near Church  
Fiber Optic

### Views

Mountain  
Garden  
Pool  
Urban  
Street

### Pool

Communal

### Garden

Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South East  
South West

### 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

Optional

### Security

Alarm System

### Category

Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street  
Communal