



## Townhouse for rent in Nueva Andalucía, Marbella

5,500 - 5,500 €

Reference: R5177614    Bedrooms: 3    Bathrooms: 3    Build Size: 163m<sup>2</sup>    Terrace: 74m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Great! Here's an updated and more tailored version of the real estate description for expats, highlighting the air conditioning, central location, and proximity to amenities and Puerto Banús:

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### Modern & Bright 3-Bedroom Townhouse for Rent – Ideal for Expats | Prime Location Near Puerto Banús

Welcome to your new home in the sun! This spacious and bright 3-bedroom townhouse is perfectly designed for comfort, privacy, and convenience – ideal for expat living.

Each of the three bedrooms features its own en-suite bathroom, plus there's an additional guest toilet for added convenience. The home is fully equipped with air conditioning throughout, ensuring year-round comfort.

Enjoy open views of the landscaped gardens, swimming pool, and surrounding mountains, all from your private outdoor areas. The open-plan layout offers a seamless indoor-outdoor flow, perfect for relaxing or entertaining.

Located in a sought-after central location, you'll be just minutes away from international schools, shops, restaurants, and all the vibrant amenities of Puerto Banús – everything you need right at your doorstep.

#### Key Features:

- 3 Bedrooms | 3 En-suite Bathrooms | Guest Toilet
- Air Conditioning Throughout
- Open Garden, Pool & Mountain Views
- Bright & Spacious Layout
- Prime Location Close to Puerto Banús
- Walking Distance to Shops, Restaurants & Schools

Move-in ready and ideal for expats looking for a stylish, convenient base on the Costa del Sol.

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Let me know if you'd like a shorter version for a listing site or a more detailed one for a brochure.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna

### Views

Mountain  
Panoramic  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Urbanisation  
Close To Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street