



## TOWNHOUSE 4 BEDROOMS 4 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5004523 €675,000

BEDS

4

BATHS

4

BUILT

143 m<sup>2</sup>

PLOT

154 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

Spectacular semi-detached villa for sale in Nueva Andalucia, Marbella!

This modern, spacious, and very bright villa with 4 bedrooms, 2 bathrooms, and 1 toilet is located in a beautiful area, surrounded by greenery and just a 10-minute walk to the beach and Puerto Banús.

It has air conditioning and heating in all rooms, built-in wardrobes, and a renovated, furnished, and fully equipped kitchen. It also has a large private garden, spacious terraces on the first floor, and a beautiful, spacious solarium where a 5th bedroom could be built.

The development is located in the heart of the Costa del Sol, in the Los Naranjos Golf area, and features communal pools and beautiful garden areas.

# BROMLEY ESTATES

*Marbella*

The location is fantastic, just 8 minutes from the El Corte Inglés department store in Puerto Banús and its beaches, 15 minutes from the center of Marbella, and the A-7 connects with major cities such as Estepona, San Pedro, Mijas, Fuengirola, Benalmádena, and Málaga.

## Basic features

Detached house or villa

140 m<sup>2</sup> built, 135 m<sup>2</sup> usable

4 bedrooms

4 bathrooms

154 m<sup>2</sup> plot

Terrace

Parking space included in the price

Pre-owned/good condition

Built-in wardrobes

Individual heating: Electric

Equipment

Air conditioning

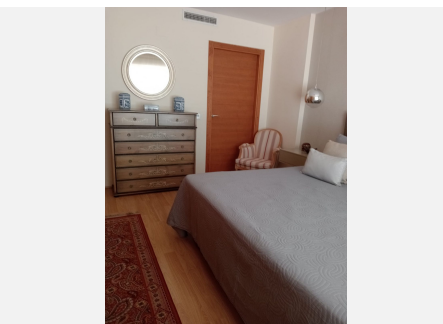
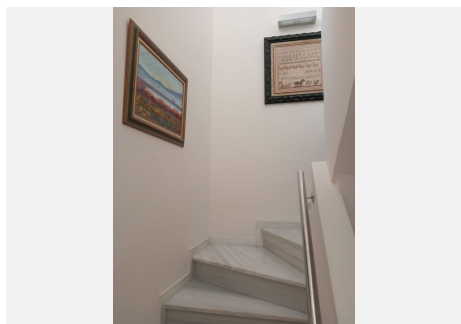
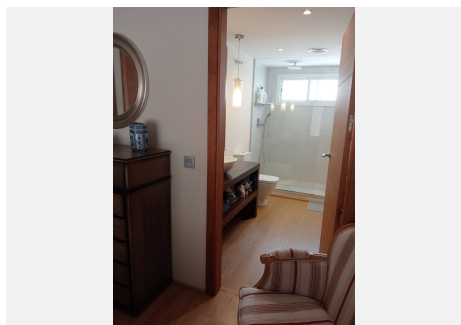
Pool

Garden

Energy certificate

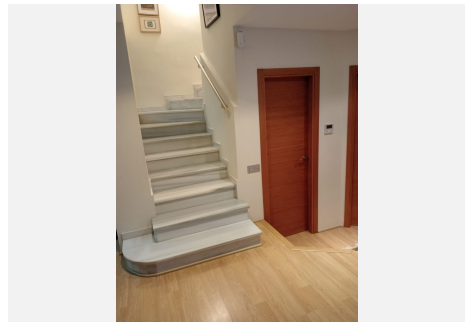
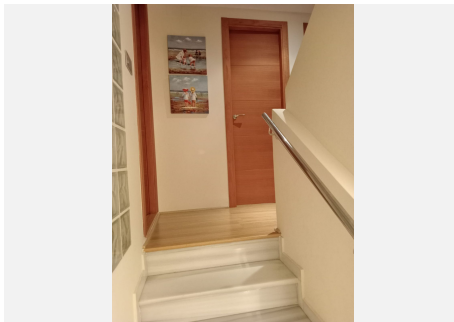
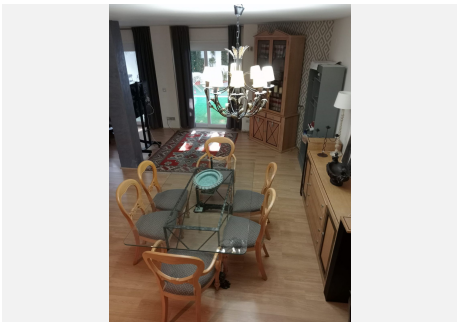
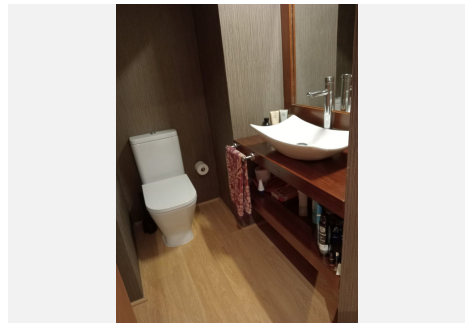
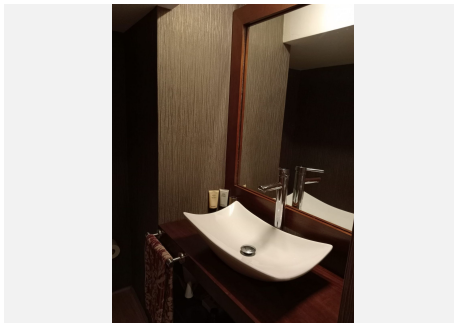
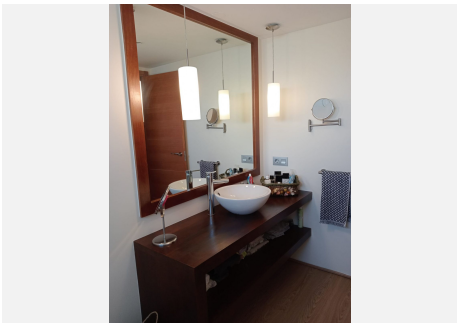
Consumption: 130 kWh/m<sup>2</sup> year

Emissions: 120 kg CO<sub>2</sub>/m<sup>2</sup> year



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