



## TOWNHOUSE 3 BEDROOMS 3.5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5007421 €730,000

BEDS

3

BATHS

3.5

BUILT

165 m<sup>2</sup>

TERRACE

40 m<sup>2</sup>

Located in the prestigious community of Los Naranjos de Marbella, this spacious semi-detached house offers a privileged setting with landscaped gardens, communal pool and a Mercadona supermarket. Within walking distance of Puerto Banus and just a few minutes drive from the center of Marbella, this house combines comfort and exclusivity. The house enjoys an excellent east-west orientation, allowing natural light throughout the day, and offers breathtaking views of the pool, gardens and mountains. On the ground floor, we find a spacious and bright kitchen with access to the utility room. The spacious living-dining room, with large windows, opens to a charming terrace ideal for enjoying the Mediterranean climate. On the first floor is the master bedroom en suite with private terrace, along with two guest bedrooms that share a bathroom. One of these bedrooms also has access to the terrace. The second floor has a solarium, perfect to relax and enjoy the panoramic views. In addition, in the attic area there is the possibility to create an additional bedroom simply by removing a partition. Among its features are the built-in wardrobes, cold/hot air conditioning, marble floors and an outdoor garage space inside the property. Unlike many townhouses, it



# BROMLEY ESTATES

## *Marbella*

only shares a wall with the neighbour, thus enjoying greater privacy. A unique opportunity to live in an exclusive environment, with all the amenities at your fingertips.

Transferable Touristic license already in place for this property – This is a fantastic investment opportunity.





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