



TOWNHOUSE 4 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5441230 €790,000

BEDS	BATHS	BUILT	PLOT	TERRACE
4	2	147 m ²	218 m ²	30 m ²

Located within the secure gated community of Sun Golf, in the very heart of Nueva Andalucía, this townhouse presents an outstanding opportunity to create a bespoke home in one of Marbella's most established and desirable residential areas.

Offered as a complete renovation project, the property provides the perfect canvas for buyers looking to design and personalise a residence tailored to their own style and requirements. With generous proportions and excellent potential, it represents a rare chance to add significant value in a highly sought-after location.

The home offers 204 m² of built area (144 m² of usable interior space) on a 218 m² plot and features a spacious layout complemented by three private terraces totaling 60 m². Currently comprising four bedrooms and two bathrooms, the flexible floor plan allows for extensive redesign possibilities, making it ideal for transforming into a modern and stylish family home.

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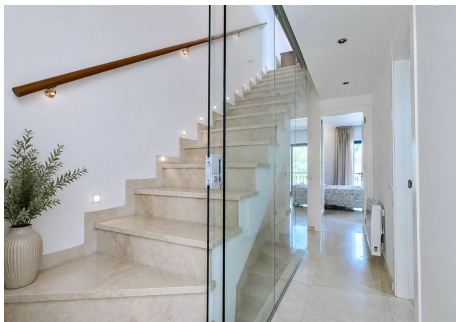
Marbella

One of the property's standout features is its direct access to the communal swimming pool, creating a unique resort-style atmosphere and providing seamless enjoyment of the outdoor amenities.

Parking is particularly convenient, with a private garage for one vehicle as well as an additional parking space at the entrance of the property, making it an excellent option for households with multiple cars.

Sun Golf is a peaceful, well-established community surrounded by mature greenery and ideally positioned close to some of Marbella's finest golf courses. Puerto Banús, beautiful beaches, restaurants, shopping facilities, and all essential amenities are just a short drive away. The gated setting ensures both privacy and security, making it a highly attractive place to live or invest.

For buyers seeking a property with exceptional potential in a prime location, this townhouse offers a unique opportunity to create a truly remarkable home in one of the Costa del Sol's most desirable areas.



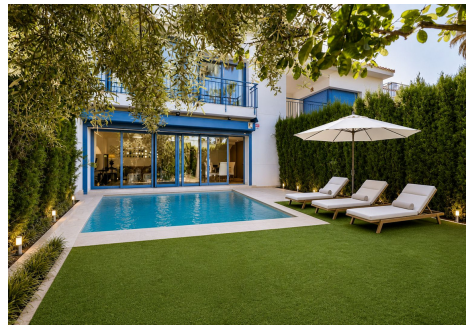
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