



MARBELLA  
C R I B S  
G R O U P

## Modern 5 Bedroom Townhouse in Nueva Andalucia

995.000€



**Ref**  
MCG1459

**Beds**  
5

**Baths**  
3

**Plot**  
N/A

**Built**  
150 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1459
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	150 m <sup>2</sup>
<b>Terrace</b>	121 m <sup>2</sup>
<b>Price</b>	995.000€
<b>Location</b>	Marbella City







## About this property

Welcome to this newly constructed townhouse, situated in a prime and centrally located community. This brand-new residence exudes brightness and warmth within an intimate, gated enclave consisting of just seven townhouses. Positioned conveniently just behind the renowned Real Padel Club, it offers a mere 15-minute walk to the beach.

This townhouse spans three levels, thoughtfully designed as follows:

### Ground Floor:

A spacious bedroom and bathroom.

An open-plan kitchen and dining area, seamlessly flowing into the living room.

A generous 20-square-meter terrace.

### First Floor:

Four well-appointed bedrooms.

Two modern bathrooms.

An 8-square-meter terrace.

### Roof Terrace:

A magnificent 61-square-meter rooftop terrace equipped with pre-installed water and electricity connections, ideal for creating an outdoor kitchen, enjoying music, relaxing in the jacuzzi, outdoor shower, and more.

### Notable Features:

Siemens kitchen appliances.

Drinkable water system.

Underground parking included.

Heated swimming pool within the urbanization.

Excellent rental potential.

Close proximity to three golf courses: Los Naranjos Golf Club, Las Brisas Golf Club, and Aloha Golf Club.

This townhouse is truly a must-see property that offers a lifestyle of comfort and convenience. We are pleased to provide access for private viewings at your earliest convenience.

## Contact Us

### Phone:

+34 623 44 32 13

### Email:

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### Real Estate Instagram:

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