



MARBELLA  
C R I B S  
G R O U P

## Modern 3 Bedroom Townhouse in Nueva Andalucia

639.000€



**Ref**  
MCG1526

**Beds**  
3

**Baths**  
2

**Plot**  
N/A

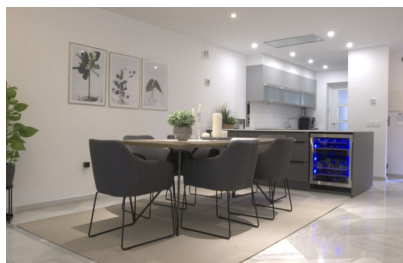
**Built**  
157 m<sup>2</sup>

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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>	MCG1526
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	157 m <sup>2</sup>
<b>Terrace</b>	81 m <sup>2</sup>
<b>Price</b>	639.000€
<b>Location</b>	Marbella City





## About this property

Welcome to this corner townhouse located in the urbanization. This recently renovated and tastefully furnished townhouse offers an inviting living space.

On the mezzanine level, you'll find a generously sized kitchen with a dining area and a spacious living room that provides direct access to a charming, leafy balcony.

Additional features include a laundry room, a guest toilet, and ample storage space.

The middle floor houses the master bedroom with its private bathroom, along with two more bedrooms and an additional bathroom. The entire space has been tastefully renovated using exclusive materials.

Ascend two more levels to reach the rooftop terrace, complete with various outdoor seating areas, an outdoor kitchen, and a shower room. Here, you can enjoy abundant sunshine and host gatherings with friends and family.

The view from the terrace encompasses both mountains and a panoramic vista overlooking the Las Brisas Golf Course.

This presents a rare opportunity to own a spacious, newly renovated detached townhouse in Nueva Andalucía, offering immediate access to a vibrant restaurant scene, tennis and paddle courts, and golf courses. Puerto Banús is just a 5-minute walk away.

The urbanization is particularly delightful, featuring shared pools set amidst lush gardens, as well as a well-equipped gym. A garage is also included. Don't miss out on this exceptional property!

## Contact Us

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