



## Modern townhouse in Nueva Andalucía, Marbella

### Location: Marbella

**Price: From 650,000 €**

This is a stunning development of only 24 modern townhouses located in the heart of the coveted golf valley of Nueva Andalucía, Marbella. This gated community boasts the ultimate in luxury living and offers a perfect combination of tranquil surroundings and convenient amenities. The spacious living room is designed with modern and comfortable furnishings, perfect for entertaining guests or spending quality time with loved ones. The fully equipped kitchen features high-quality appliances and ample storage space for all your culinary needs. The independent air conditioning system ensures a comfortable temperature in every room of the house, creating an oasis of coolness during the hot summer months.

- **Reference:** AP1445
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Built Size:** 145 m<sup>2</sup>

This beautiful townhouse has three spacious bedrooms, two well-appointed bathrooms, and an additional guest toilet, providing ample space for family and friends. Large laundry area and nice terrace / patio for more comfort. This property include one private garage spaces located in the underground communal parking area, providing added security and convenience.

Nueva Andalucía is renowned for its world-class golf courses, including Las Brisas Golf



Club, Aloha Golf Club, and Los Naranjos Golf Club, making it a haven for golf enthusiasts. The beautiful marina of Puerto Banus is nearby, offering a wide range of high-end shops, restaurants, and nightclubs. This fantastic property is just 1.5 km from Puerto Banús and is situated close to all kinds of services and amenities, including supermarkets, international schools, golf courses, and sports areas, making it the ideal location for anyone looking for the best of the Mediterranean lifestyle.





