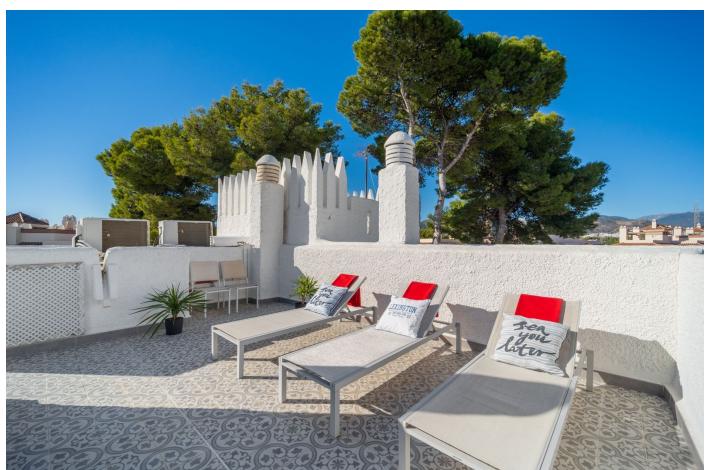




## Maison de ville à vendre à Marbella

1 495 000 €

Référence: R5240485 Chambres: 4 Bain: 4 Construite: 176m<sup>2</sup> Terrasse: 93m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

The property is presented as a fully renovated townhouse in Pueblo Arabesque, located in one of the most sought-after areas of Nueva Andalucía, Marbella. The house offers a layout designed for daily comfort, combining Scandinavian-inspired lines with Mediterranean details. It has approximately 176 m<sup>2</sup> indoors and a 93 m<sup>2</sup> solarium equipped with an outdoor kitchen, barbecue area, resting area, dining space, electric awning, and laundry room. In total, it adds up to 269 m<sup>2</sup>, with three double bedrooms and an additional guest room, all with ensuite bathrooms, as well as several terraces and balconies that allow you to enjoy the sun throughout the day thanks to its multiple orientations. The bedrooms are located separately to offer greater privacy, while the entrance floor integrates the kitchen, dining room, and living room in an open space with direct access to a terrace with a dining area. The property also has private outdoor parking next to the entrance, a 15 m<sup>2</sup> storage room, air conditioning in all rooms, fiber optic, a security door with code, an alarm system, and a complete water purification system. The community stands out for its well-kept gardens, large swimming pool, and views towards the La Concha mountain, the Las Brisas golf valley, and the residential area itself. In the immediate surroundings, there are restaurants, supermarkets, specialized shops, and sports centers, as well as the promenade that connects to the Golden Mile and Puerto Banús. Nueva Andalucía is known for its golf courses, quiet residential atmosphere, and proximity to both the sea and essential services, making the area an attractive place to live all year round.



## Spécification:

Caractéristiques	Orientation	Contrôle du climat
Terrasse privée	Ouest	Climatisation
Salle de bain	Sud	Chauffage central
Barbecue	Sud-Est	Salles de bain U / F / H
Solarium	Sud-ouest	
Vues	Paramètre	Condition
Montagne	Zone commerciale	Excellent
Piscine	Près du golf	
Forêt	Près du port	
	Urbanisation	
	Proche des magasins	
	Près des écoles	
	Près de la mer	
	Près de la ville	
	Près de la forêt	
	Ville	
	Près de Marina	
Piscine	Meubles	Cuisine
Communautaire	Entièrement meublé	Entièrement équipée
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Private
Catégorie		
Luxe		
Revente		