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NUEVA ANDALUCÍA

| bedrooms | bathrooms | built m² |
|---|---|---|
| 5 | 4 | 441 |

# TERRACED TOWNHOUSE IN NUEVA ANDALUCÍA

We offer this spacious house for sale, located in the coastal town of Marbella, province of Málaga. It has a built area of 441 m², distributed among three bedrooms, a living-dining room, a kitchen, and four bathrooms. It is located in one of the best areas of Marbella, known as Nueva Andalucía, an emblematic residential development in the western part of the municipality of Marbella, situated between Puerto Banús and Las Brisas. This property is located in a residential area, close to the Marbella Country Club development, consisting of several three-story homes above ground level, with a swimming pool, well-maintained garden areas, and pedestrian access. Its excellent location, with supermarkets, banks, libraries, pharmacies, and several bus stops within a 20-minute walk, makes it easy to reach the city center. A 23-minute drive from Marbella city center and approximately 45 minutes from Malaga Airport, with easy access by road from the A-7 and N-340 motorways, and a nearby bus stop (lines 4 and 5), this property will allow you to easily travel to the surrounding towns and access the facilities and services you may need with complete peace of mind (healthcare, education, hospitality, leisure, and shopping, among others), perfect for enjoying time with family or friends. A very spacious home with gardens and private areas where you can enjoy a well-deserved rest in peace, just a 7-minute drive from the Puerto Banús Marina and 3 minutes from Aloha College Marbella, very close to the Aloha Golf Club. The wonderful climate of the Costa del Sol will give you the energy and vitality you need for your daily life. A home surrounded by golf courses, in a very quiet, spacious residential area, and excellently located for easy access. Want to know more? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to price changes, sale, or withdrawal from the market. For more information, please do not hesitate to contact us. CONTACT US, WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not have to pay any fees for management or real estate advice. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, we inform you that notary, registry, property transfer (ITP), and other fees inherent to the sale are not included in the price.

| community | garbage | ibi | price |
|---|---|---|---|
| --- | --- | --- | 1,851,000 € |