House in Nueva Andalucía – 3 bedrooms – 3 baths

Bedrooms	**3**	Bathrooms	**3**	Built	**167m2**	Plot	**0m2**
R5516191		**property**		**Nueva Andalucía**		**850.000€**	

Spacious Townhouse with Private Rooftop Solarium and Golf Views in Nueva Andalucía, Marbella A fantastic opportunity to purchase this spacious townhouse located in Los Naranjos de Marbella, one of the most established and sought after residential communities in Nueva Andalucía. Offering 167 m² of built area on a 157 m² plot, the property is distributed over three floors and features generous interior living spaces, a large outdoor terrace and a private rooftop solarium, where you can enjoy lovely views over the golf course and communal swimming pool. The southeast orientation provides plenty of natural light throughout the day, while the different outdoor areas offer the perfect setting to enjoy Marbella's Mediterranean lifestyle all year round. Property features: - 167 m² built area. - Three-storey layout. - Spacious outdoor terrace. - Southeast orientation. - Golf course and swimming pool views. - Communal swimming pool. - Private garage Potential to create a fourth bedroom in the attic, thanks to its generous ceiling height and currently open-plan layout, offering an excellent opportunity to further increase the living space and add value to the property. An outstanding location with everything within walking distance One of the property's greatest advantages is its location within Los Naranjos de Marbella, a well-established residential community offering excellent amenities and easy access to Marbella's main attractions. A Mercadona supermarket is just a 3-minute walk away, conveniently located within the urbanisation itself, together with other shops and restaurants. The surrounding area also offers four schools within walking distance, making this property particularly appealing for families. For outdoor activities and leisure, there is a children's playground just 100 metres from the house, while Dama de Noche Golf Course is approximately 250 metres away. Public transport is also conveniently accessible, with a bus stop just 100 metres from the property, offering connections to Marbella and San Pedro de Alcántara. For those who enjoy the lifestyle of Puerto Banús, the marina and its vibrant selection of restaurants, boutiques and entertainment venues are just an 18-minute walk away. The property also benefits from ?excellent ?road ?connections ?to ?Nueva Andalucía, Marbella town centre, ?San ?Pedro ?de Alcántara, Puerto ?Banús, the beaches and ?some of the finest ?golf ?courses ?on ?the ?Costa ?del ?Sol.

Barbeque	Barbeque	Covered Terrace
Fiber Optic	Fitted Wardrobes	Marble Flooring
Near Transport	Private Terrace	WiFi