



Property type : Townhouse

Location : Nueva Andalucía

Bedrooms : 3

Bathrooms : 3

Swimming pool : Communal

Garden : Communal

Orientation : Southwest

Views : Mountain views

Parking : Closed Garage

House area : 164 m²

Plot area : 40 m²

- ✓ ensuite bathroom
- ✓ Close to golf
- ✓ Golf property
- ✓ Solarium
- ✓ Airconditioning

- ✓ close to shops
- ✓ Close to sea
- ✓ Alarm system
- ✓ White goods

- ✓ near transport
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Not furnished

A well-located 3-bedroom, 3-bathroom townhouse in Los Naranjos, in the heart of Nueva Andalucía and moments from Puerto Banús. The property is vacant and in need of renovation, offering strong potential to redesign and add value in one of Marbella's most consistently demanded residential areas.

The house is distributed over three floors and includes a private garden with direct access to the communal gardens and swimming pool. Thanks to its layout, there is the possibility of creating up to two additional rooms by reconfiguring the garage level, the top terrace, or the kitchen area, depending on the preferred project.

Situated within a community known for its Andalusian charm and landscaped surroundings, the property is close to schools, restaurants, golf courses and essential amenities. Ideal for buyers seeking a personalised home or a solid long-term investment in a prime location.



