Townhouse in Nueva Andalucía

€795,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 147 m² | Terrace: 43 m²









Overview

PRIME LOCATION!!!
ELEGANT TOWNHOUSE BEHIND CENTRAL PLAZA / 795K / 3+2 / GATED COMPLEX + LA CONCHA VIEWS + SEA VIEWS
Beautiful duplex townhouse ideally situated in the heart of Nueva Andalucía, just behind Central Plaza and within walking distance of the world-famous Puerto Banús Marina.

The property features a fully fitted designer kitchen equipped with an American-style fridge-freezer with water and ice dispenser. The bright and spacious living room, complete with a cosy fireplace, opens onto a generous sunny terrace, off which there is a useful outside utility area, adding excellent practicality. The terrace enjoys panoramic

views of La Concha and Puerto Banús.

The comfortable master bedroom includes fitted wardrobes and is served by a separate full bathroom. A light-filled staircase leads to the upper level, where a large dressing area connects to two double bedrooms, both offering additional storage, along with another full family bathroom.
Attractive wooden Venetian blinds are fitted throughout the property.

Set within an impressive gated complex of traditional whitewashed Andalusian pueblo-style townhouses, the community offers beautifully maintained communal gardens, a swimming pool, ample guest parking, and open parking conveniently located directly outside the house.

Key lifestyle highlights include proximity to:
Puerto Banús Marina
La Sala and surrounding dining scene
Beach clubs and coastal promenade
Golf Valley courses
El Corte Inglés and premium shopping
Historic Marbella Old Town is just a 5–10 minute drive, while Málaga International Airport is approximately 45 minutes by car, making this an ideal permanent residence, holiday home, or investment property. This home truly offers the best of both worlds—peace and tranquillity with serene views of La Concha, while being moments from the vibrant lifestyle of Puerto Banús.

A Note from the Owners:
"For our family, this townhouse has been much more than a property. It has been a wonderful home where we have raised our two daughters while enjoying everything that makes Nueva Andalucía so special.
One of the things we have loved most is being able to leave the car behind and walk everywhere — from morning coffees and family meals at local restaurants and chiringuitos, to shopping, the marina, and the beach, all within minutes of the front door.
We hope the next owners will enjoy and care for this home as much as we have, embracing the relaxed Andalusian lifestyle and sense of community that make this location so unique."

Would you like to take a virtual 3D tour of how the townhouse would look like renovated? Simply copy and paste the following link: https://youtu.be/ad3n60LXRHk

Amenities

Setting: Town, Commercial Area, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: South East Orientation

Condition: Excellent Condition

Pool: Communal Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, Fireplace

Views: Sea Views, Mountain Views, Panoramic Views, Garden Views

Features: Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Utility Room, Marble Flooring, Double Glazing, Fiber Optic

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex, Alarm System

Parking: Open Parking

Utilities: Electricity

Category: Holiday Homes, Resale

Taxes & Fees

IBI: €625 per year

Rubbish: €185 per year

Contact

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