# Townhouse in Nueva Andalucía

## €719,000

Nueva Andalucía, Málaga

Bedrooms: 4 | Built: 156 m² | Terrace: 47 m²









## Overview

Townhouse with Golf Views in Los Naranjos de Marbella

Located in the sought-after Los Naranjos de Marbella, this charming townhouse offers a fantastic combination of space, privacy and an unbeatable location in the heart of Nueva Andalucía.

The property is distributed over three levels and offers 204 m² of total built area on a 157 m² plot, with 4 bedrooms and 2 bathrooms, plus a guest toilet. The ground floor comprises a spacious living and dining area, bedroom, kitchen, guest toilet, and access to the outdoor areas. The first floor features three bedrooms and two bathrooms, while the rooftop offers a private solarium.

One of the property's main highlights is its beautiful open views over the Dama de Noche golf course, with La Concha mountain providing a spectacular backdrop.

The property is situated within the established Los Naranjos de Marbella community, surrounded by lush greenery and close to a wide range of amenities. The development is approximately 2 km from Puerto Banús and its beaches, while a Mercadona supermarket is conveniently located within the urbanisation.

The location is particularly attractive for families, with several prestigious international schools within a short drive, including Aloha College, Swans International School, Laude San Pedro and Les Roches Marbella. Les Roches is approximately 5 minutes by car, while Aloha College and other international schools are also easily accessible.

Golf enthusiasts will appreciate being surrounded by some of Marbella's most renowned golf courses, including Dama de Noche, Aloha Golf, Las Brisas and Los Naranjos Golf Club.

Puerto Banús, the beach, restaurants, designer boutiques and vibrant nightlife are all just a few minutes away, while Marbella town centre is approximately 10–15 minutes by car.

A great opportunity to own a spacious townhouse in one of Nueva Andalucía's most convenient and established locations, with beautiful golf and mountain views and everything you need close at hand.

## Amenities

Setting: Frontline Golf, Close To Golf, Close To Shops, Close To Town, Close To Schools, Close To Marina, Urbanisation

Orientation: South East Orientation, West Facing

Condition: Good Condition

Pool: Communal Pool

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

Views: Mountain Views, Golf Views, Panoramic Views

Features: Near Transport, Private Terrace, Solarium, Marble Flooring, Double Glazing

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Parking: Street Parking

Utilities: Electricity, Drinkable Water

Category: Golf, Holiday Homes, Investment, Resale

## Taxes & Fees

Rubbish: €115 per year

## Contact

**Purcell Properties**
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5486419_townhouse-nueva-andalucia/