

## Townhouse for sale in Nueva Andalucía, Marbella

**725,000 €**

Reference: R4854439 Bedrooms: 3 Bathrooms: 4 Build Size: 279m<sup>2</sup> Terrace: 102m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### Stunning 3-Bedroom Townhouse in Prime Nueva Andalucía Location

This spacious 3-bedroom townhouse spans three floors, offering the perfect blend of comfort and convenience. Ideally located in the heart of Nueva Andalucía, this home is within walking distance to all the vibrant restaurants, bars, and shops, while being just a short distance from Puerto Banús, the beautiful beaches and three prestigious golf courses.

As an end of terrace property, it feels like a semi-detached villa, providing more privacy and space. The ground floor features an extended kitchen and a split-level dining room and lounge area with open fire that opens onto a lovely terrace, offering direct access to beautifully maintained communal gardens and a sparkling swimming pool.

Each of the three generously sized bedrooms comes with its own private terrace, perfect for enjoying the Mediterranean lifestyle. The top-floor bedroom boasts a spacious private terrace and a further terrace off the landing with a built-in BBQ and picturesque views over the gardens, ideal for entertaining or relaxing under the sun.

Additional features include a private driveway, a spacious garage located underneath the property, and the convenience of ensuite bathrooms for all bedrooms as well and a WC cloakroom on the ground floor. This is the perfect home for those seeking a tranquil yet vibrant lifestyle in one of the most sought-after areas near Puerto Banús.

The complex features 46 charming townhouses arranged in a horseshoe shape, nestled around beautifully mature gardens. El Palmeral offers a tranquil and private residential environment, with excellent amenities including two communal swimming pools, a heated outdoor jacuzzi, as well as a sauna and a fully equipped gym.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Jacuzzi  
Barbeque  
Fiber Optic

### Views

Mountain  
Garden  
Pool

### Pool

Communal  
Garden  
Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Resale

### Climate Control

Air Conditioning  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
Private