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House ■ Nueva Andalucía

■■■■■■■■■■: R5240485

■■■■■■■: 4 ■■■■■■: 4 M²: 269 ■■■■: 1 495 000 €

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■■■■■■■■:Represented exclusively by Spain Sotheby´s International Realty The property is presented as a fully renovated townhouse in Pueblo Arabesque, located in one of the most sought-after areas of Nueva Andalucía, Marbella. The house offers a design focused on daily comfort, combining Scandinavian-inspired lines with Mediterranean details. It has approximately 176 m² indoors and a 93 m² solarium equipped with an outdoor kitchen, barbecue area, chill-out space, dining area, electric awning, and laundry room. In total, it adds up to 269 m², with three double bedrooms and an additional guest room, all with en-suite bathrooms, as well as various terraces and balconies that allow you to enjoy the sun all day long thanks to their multiple orientations. The rooms are located separately to offer greater privacy, while the entrance floor integrates the kitchen, dining room, and living room in an open space with direct access to a terrace with a dining area. The property also has private outdoor parking next to the entrance, a 13 m² storage room, air conditioning in all rooms, fiber optic, a security door with code, an alarm system, and a complete water purification system. The community stands out for its well-maintained gardens, large swimming pool, and views towards the La Concha mountain, Las Brisas golf valley, and the residential area itself. In the immediate surroundings, there are restaurants, supermarkets, specialty shops, and sports centers, as well as the promenade that connects to the Golden Mile and Puerto Banús. Nueva Andalucía is known for its golf courses, peaceful residential atmosphere, and its proximity to both the sea and essential services, making the area an attractive place to live year-round.

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