



## Townhouse for sale in Nueva Andalucía, Marbella

700,000 €

Reference: R5040478 Bedrooms: 4 Plot Size: 128m<sup>2</sup> Build Size: 174m<sup>2</sup> Terrace: 101m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This well-proportioned four-bedroom town house is located in the highly sought-after gated community of Condes de Iza, Nueva Andalucia, Marbella. Situated near supermarkets, gyms, Puerto Banús, and the beach, the property offers convenient access to local amenities, transport links, and leisure facilities. The residence is ideally suited for family living, enjoying a tranquil residential atmosphere with many permanent residents and beautifully maintained communal pool areas. The house spans 191m<sup>2</sup> of built space, complemented by a private 25m<sup>2</sup> terrace/private garden, and benefits also from a garage. Upon entering, a guest toilet is conveniently positioned to the left, while a short flight of stairs leads to the lower level. Here, a versatile bedroom and a games room are found (formerly a single car garage, which could easily be reconverted if desired by the future owner) alongside a useful storage room. Returning to the main entrance, a spacious lounge with a dedicated dining area opens onto a well-equipped kitchen, which in turn provides access to a terrace ideal for al fresco dining or relaxing with a drink. Ascending to the first floor reveals 3 further bedrooms and 2 bathrooms, providing ample accommodation for family and guests. The property is finished to a good standard, featuring marble floors, air conditioning, a fireplace, and fitted wardrobes throughout. The master suite and additional bedrooms enjoy pleasant garden and country views, while the covered and uncovered terraces offer flexible spaces for outdoor enjoyment. Further enhancing the appeal of this home is a private solarium on the rooftop, complete with a barbecue area and seating—perfect for entertaining or soaking up the mountainside setting. The community is family-friendly, with proximity to children's playgrounds, schools, shops, the town centre, golf courses, the port, and the sea. This town house represents an exceptional opportunity for those seeking comfort, convenience, and a peaceful lifestyle in one of Marbella's most desirable neighbourhoods.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Barbeque  
Basement

### Views

Country  
Garden

### Pool

Communal

### Security

Gated Complex

### Orientation

South West

### Setting

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

### Kitchen

Kitchen-Lounge  
Partially Fitted

### Parking

Private

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Garden

Private