

## Town House for sale in Nueva Andalucia, Costa del Sol

4 Bedrooms | 4 Bathrooms | 772 m<sup>2</sup> Interior | 86 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 2,623 IBI | € 278 Rubish tax | € 73 Community fees



### Property Description

Located in the heart of Nueva Andalucía, this spacious villa offers an exceptional opportunity in one of Marbella's most sought-after residential areas. Surrounded by top golf courses and just minutes from Puerto Banús, this home is ideal for those seeking privacy, comfort, and convenience.

Set on a 1,302m<sup>2</sup> plot, the villa boasts a total built area of 772m<sup>2</sup>, with 686m<sup>2</sup> of interior space and 86m<sup>2</sup> of terraces. Designed across three levels, it features four bedrooms, four bathrooms, and two en-suite baths, providing ample space for family and guests.

The property was originally built in 1986 and underwent renovations in 2002. The layout includes a spacious living area with seamless access to outdoor terraces, a well-appointed kitchen, and an office. The private garden and pool offer the perfect setting for outdoor relaxation, while a private garage with two parking spaces ensures convenience.

With southwest orientation, the villa enjoys natural light throughout the day. Annual costs include an IBI of €2,623, a garbage tax of €278, and community fees of €73 per month.

This is a rare opportunity to own a well-positioned home in Nueva Andalucía. Schedule your viewing today.