



## Semi-Detached House for sale in Nueva Andalucía, Marbella

995,000 €

Reference: R5024575    Bedrooms: 3    Bathrooms: 3    Plot Size: 470m<sup>2</sup>    Build Size: 287m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Fantastic opportunity to acquire a semi-detached house with 287 m<sup>2</sup> built on a generous 470 m<sup>2</sup> plot, located in the heart of Nueva Andalucía, Marbella, just a short walk from Puerto Banús, approximately 1 kilometre from the beach, and very close to all amenities such as cafés, restaurants, and supermarkets. The property, west-facing and in good condition, offers a comfortable and functional layout. On the main floor, there is a spacious split-level living and dining area, a kitchen with a breakfast nook, a full bathroom, and a wonderful rear terrace ideal for outdoor enjoyment. The first floor features the master bedroom with en-suite bathroom, two additional bedrooms sharing a bathroom, and a balcony with pleasant views. The rooftop solarium offers an open space with the potential to create a fourth bedroom, office, or chill-out area. The basement includes approximately 100 m<sup>2</sup> with great potential, perfect to convert into an independent apartment, gym, games room or home cinema, and also includes storage space. The house is equipped with air conditioning, built-in wardrobes, a private swimming pool, a garden with a chill-out area, and a parking space included in the price. There is also an additional outdoor area that can be used as an extension of the garden, extra parking, or even for planting a private vegetable garden. This is a fantastic opportunity with plenty of potential and an excellent location in the sought-after Golf Valley of Nueva Andalucía.

**Features:****Features**

Near Transport

Storage Room

Basement

**Views**

Garden

Pool

**Orientation**

West

**Climate Control**

Fireplace

**Setting**

Close To Golf

Close To Port

Close To Sea

Close To Town

Close To Schools

Close To Marina

**Condition**

Renovation Required

Restoration Required

**Pool**

Private

**Furniture**

Fully Furnished

**Kitchen**

Fully Fitted

**Garden**

Private

**Parking**

Private

Open

**Category**

Reduced

Holiday Homes

Investment

Bargain

Cheap

Golf

Resale