

## Townhouse for sale in Nueva Andalucía, Marbella

1,295,000 €

Reference: R4848712 Bedrooms: 4 Bathrooms: 5 Plot Size: 42m<sup>2</sup> Build Size: 242m<sup>2</sup> Terrace: 32m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

La Alzambra, Puerto Banus – Large, bright and very well constructed; southwest facing townhouse, well located close to the amenities and beaches of Puerto Banus and with access to a wonderful community pool and community gardens, as well as 24-hour security.

The property has three ensuite bedrooms, with the possibility to easily create four bedroom suites in total.

The ground floor comprises a large, fully fitted kitchen with dining area and breakfast bar, as well as an L-shaped lounge with fireplace. There is a private terrace as well as a private enclosed garden. There is also a guest bathroom on this level.

The first floor comprises three full double bedroom suites, each with its own ensuite bathroom. The principal bedroom enjoys its own private sun terrace. There is also a gallery landing with a vaulted entrance hall.

The basement comprises a large cinema room which also has a full wet-bar and a bathroom. There is also storage, a laundry room and a private garage for one car. There is additional off street parking.

La Alzambra is a high-end community which is immaculately maintained and has excellent 24-hour security. The property also enjoys access to the community swimming pool.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Games Room  
Utility Room  
Barbeque

### Views

Garden  
Urban

### Pool

Communal

### Garden

Private

### Category

Luxury

### Orientation

South West

### Setting

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

### Furniture

Fully Furnished  
Optional

### Security

24 Hour Security

### Energy Rating

E

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Good

### Kitchen

Fully Fitted  
Partially Fitted

### Parking

Private

### CO2 Emission Rating

E