



Modern 4 Bedroom Townhouse with Tourist Licence Walking Distance to Puerto Banús

Price: 1,145,000 €

Reference1: LS50187 Bedrooms: 4 Bathrooms: 4 Plot Size: 0m² Build Size: 259m² Terrace: 80m²





Location: Puerto Banús

Located next to the Marbella Arena and within walking distance of Puerto Banús, this modernised townhouse offers generous living space in a secure and well maintained gated community.

The property features 4 bedrooms and 3 bathrooms and is designed for comfortable year-round living or as a holiday home. The layout provides bright living areas with direct access to outdoor space, creating a natural connection between indoor and outdoor living.

Residents enjoy access to a large communal swimming pool with sun loungers and landscaped surroundings. The community is known for its peaceful atmosphere while still being only minutes from the restaurants, shops and marina of Puerto Banús.

One of the key advantages of the location is its excellent walkability. Supermarkets, restaurants, cafés and shops are all nearby, including popular venues such as La Sala and Breathe. El Corte Inglés, the Puerto Banús marina and the weekly street market are also within easy reach.

The property also holds a valid tourist rental licence, allowing it to be legally rented for short term holiday lets, making it an attractive option for buyers looking for a property with established rental potential.

Nueva Andalucía is one of Marbella's most sought-after residential areas, offering a balance between tranquillity and convenience with beaches, golf courses and everyday amenities close by.

A well-located townhouse close to Puerto Banús, suitable as a family home, holiday property or rental investment.

Features:

Features

Covered Terrace
Near Transport
Private Terrace
Marble Flooring
Double Glazing
WiFi

Views

Sea Views
Mountain Views
Country Views

Pool

Communal Pool

Garden

Communal Garden
Private Garden

Orientation

East
South East

Setting

Close To Shops

Furniture

Fully Furnished

Security

Gated Complex
Electric Blinds

Climate Control

Air Conditioning
Fireplace

Condition

Good

Kitchen

Fully Fitted

Parking

Private
Communal
More Than One
Street

Category

Holiday Homes
Investment
Resale