



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

Price: 1,145,000 €

Reference1: LS50187 Bedrooms: 4 Bathrooms: 4 Plot Size: 339m² Build Size: 259m² Terrace: 80m²





Location: Nueva Andalucía

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
Satellite TV
Fitted Wardrobes
Utility Room
Sauna

Views

Mountain Views
Panoramic Views
Country Views
Garden Views
Urban Views

Pool

Communal Pool

Category

Luxury

Orientation

South East

Setting

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

Garden

Private Garden

Climate Control

Air Conditioning
Fireplace

Condition

Good

Security

Gated Complex