

## Haus zum Verkauf in Nueva Andalucía, Costa del Sol

4 Schlafzimmer | 4 Badezimmer | 174 m<sup>2</sup> Wohnfläche | 101 m<sup>2</sup> Terrasse | Garten Ya | Pool Ya |



### Beschreibung der Immobilie

This well-proportioned four-bedroom town house is located in the highly sought-after gated community of Condes de Iza, Nueva Andalucía, Marbella. Situated near supermarkets, gyms, Puerto Banús, and the beach, the property offers convenient access to local amenities, transport links, and leisure facilities. The residence is ideally suited for family living, enjoying a tranquil residential atmosphere with many permanent residents and beautifully maintained communal pool areas.

The house spans 191m<sup>2</sup> of built space, complemented by a private 25m<sup>2</sup> terrace/private garden, and benefits also from 1 parking space. Upon entering, a guest toilet is conveniently positioned to the left, while a short flight of stairs leads to the lower level. Here, a versatile bedroom and a games room are found (formerly a single car garage, which could easily be reconverted if desired by the future owner) alongside a useful storage room. Returning to the main entrance, a spacious lounge with a dedicated dining