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Luxury Realty
real estate

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# Terraced Townhouse in Nueva Andalucía

Reference: R4764577



Bedrooms: 3

Bathrooms: 4

M² Build size: 272

Price: 820,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 60













Overview:

Luxury Realty is proud to present an unparalleled opportunity to acquire an exquisite townhouse nestled within Nueva Andalucía, Marbella, a prestigious enclave on the Costa del Sol. Situated in the South of Spain, this magnificent property offers a blend of sophisticated design, comfort, and an unbeatable location, promising exclusive leisure and tranquility.

This impressive residence, within a secure gated community, assures privacy and peace of mind. With Málaga Airport just 57 kilometers away, your luxurious haven is effortlessly simple to reach, allowing for seamless international travel.

## Prime Location in Marbella's 'Golf Valley'

Its privileged position in Nueva Andalucía, globally renowned as the 'Golf Valley,' significantly amplifies its allure. This vibrant district in the South of Spain offers an exceptional quality of life, with lush landscapes and world-class amenities. Moments away are a prestigious tennis club, extensive commercial areas, gourmet supermarkets, and charming local boutiques.

Adding to its appeal, the illustrious Puerto Banús is merely 2 kilometers away. This iconic marina is synonymous with luxury, frequented by superyachts, high-end fashion, and fine dining. From vibrant nightlife to exclusive beach clubs, Puerto Banús offers an unparalleled cosmopolitan experience for spontaneous evenings or leisurely strolls. Proximity to Marbella's charming Old Town further enriches the cultural tapestry.

## Exquisite Features for Discerning Tastes

Step inside this magnificent townhouse and discover a sanctuary of refined living, meticulously designed for opulence and functionality. The residence boasts three spacious en-suite bedrooms, each a private retreat with its own luxuriously appointed bathroom, ensuring comfort and privacy. Three full bathrooms and an additional guest toilet reflect meticulous detail.

Elegant marble flooring throughout the main living areas lends grandeur and sophistication, reflecting natural light and enhancing luminosity. The bedrooms offer the warmth and comfort of natural parquet, creating inviting personal havens.

Ensuring perfect comfort year-round, the townhouse features a comprehensive climate control system: efficient air conditioning for summers and state-of-the-art gas heating with radiators for cooler evenings. A cozy living room fireplace provides a focal point for intimate gatherings.

Practicality meets luxury with a dedicated basement housing a secure underground garage for two vehicles. This generous space offers ample parking and storage, ensuring a clutter-free environment with direct access to the residence, underscoring convenience and security.

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## Your Dream Lifestyle Awaits

This townhouse in Nueva Andalucía represents the pinnacle of luxury living, seamlessly combining sophisticated design, comfort, and an unbeatable location in the South of Spain. The exclusive gated community, known for its tranquility and beauty, provides a safe, serene, and prestigious living environment.

Do not miss this extraordinary opportunity to own a piece of Marbella's coveted luxury real estate. Properties of this caliber in such a prime location are rare and highly sought after. Viewings for this spectacular property are available from the 18th of July. Contact Luxury Realty today for more information, to arrange your private viewing, and to secure your new home in Nueva Andalucía.

Features:

Pool, Air conditioning, Mountain views, None, Private garden, Parking, Investment