+34 604 489 646

info@luxury-realty.com

Terraced Townhouse in Nueva Andalucía

Reference: R5074087



Bedrooms: 3

Bathrooms: by request

M² Build size: 160

Price: 539,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Nestled in the heart of Nueva Andalucía, one of Marbella's most sought-after and prestigious residential enclaves, this exquisite townhouse presents an exceptional opportunity for the discerning investor or homeowner looking to craft their dream Mediterranean sanctuary. Located within the highly desirable Altos del Rodeo, this property seamlessly marries classic Andalusian charm with an unparalleled potential for modern luxury, offering a bespoke sanctuary. Boasting a prime south and north-facing orientation, the residence is a blank canvas, perfectly poised for a comprehensive renovation that will transform it into a truly magnificent home.

Nueva Andalucía, celebrated as the "Golf Valley," offers an enviable blend of tranquility and accessibility in the sun-drenched region of Southern Spain. From this privileged position, you are just a leisurely stroll away from the iconic golden beaches of Puerto Banús, and mere minutes by car from the sophisticated boutiques and gourmet dining that define Marbella's glamorous reputation. This property is ideal as a permanent residence, a luxurious holiday escape, or a savvy investment, offering the rare chance to embrace the quintessential Costa del Sol lifestyle.

Spanning a generous 170 m² of interior living space, this townhouse is thoughtfully designed across multiple levels to maximize comfort and privacy. Enhanced by an impressive 70 m² of private outdoor areas, including three inviting terraces and two charming balconies, it offers ample space for al fresco dining and relaxation, perfectly capturing the essence of Mediterranean living in a coveted location.

Upon entering, a welcoming private terrace leads into a spacious and luminous living room. An ideal setting for relaxation and entertaining, this area offers tremendous scope for an open-plan design that flows effortlessly. Adjacent to the living space, you will find a substantial kitchen, ready for transformation into a state-of-the-art culinary space that caters to every epicurean desire. A convenient guest toilet on this level adds to the practicality. One of the property's most enchanting features is the private backyard, offering direct access to one of the community's pristine swimming pools—a remarkable amenity feeling almost exclusively reserved for residents, a semi-private oasis just steps away.

Ascending to the second floor, the accommodation continues to impress. The tranquil master bedroom, a private retreat, boasts an en-suite bathroom and a south-facing terrace, perfect for serene moments of morning coffee or evening sunsets. Two additional well-proportioned bedrooms share a full, modern bathroom with a shower. One of these bedrooms also features a large south-facing terrace, inviting an abundance of natural light and offering delightful views. Each space offers wonderful opportunity for personalized design, creating luxurious and comfortable personal havens.

The third floor unveils an expansive roof terrace. This versatile area not only offers panoramic views but also provides the exciting option to convert into a fourth bedroom with en-suite, or remain as a magnificent outdoor entertainment space – perhaps a chic sky lounge, a private solarium, or an al fresco dining paradise under the stars. This flexibility enhances the property’s appeal, catering to evolving needs for expansion or lavish outdoor living.

The unparalleled location in Nueva Andalucía places you at the epicenter of Marbella's most prestigious lifestyle offerings. Beyond the immediate proximity to the golden beaches of Puerto Banús, renowned for its yacht-filled marina, world-class dining, and designer boutiques, the area is a golfer’s paradise. The celebrated "Golf Valley" hosts illustrious clubs like Aloha Golf Club, Los Naranjos Golf Club, and Real Club de Golf Las Brisas, offering meticulously manicured 18-hole courses for enthusiasts of all levels. For those who prefer other sports, the prestigious Real Club de Padel Marbella is just moments away, providing top-tier facilities.

Culinary delights and retail therapy are equally accessible. The bustling Centro Plaza Marbella, with its array of chic boutiques, delightful restaurants, and a vibrant local market, provides a delightful social hub. The expansive El Corte Inglés in Puerto Banús offers unparalleled shopping, from high fashion to home furnishings. Beyond the glamour, Nueva Andalucía provides excellent infrastructure: international schools, reputable health clinics, and convenient transport links, ensuring a comfortable and well-connected life for residents. This townhouse offers not just a home, but a gateway to a sophisticated and vibrant Mediterranean existence. Seize this exceptional opportunity in one of Southern Spain's most coveted destinations.

Features:

None, Pool, Air conditioning, Heating, Private garden, None, Parking, Investment, Resale