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Terraced Townhouse in Nueva Andalucía

Reference: R5320306



Bedrooms: 4

Bathrooms: by request

M² Build size: 174

Price: 650,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 128













Overview:

Luxury Realty is proud to present an exceptional opportunity to acquire a magnificently proportioned four-bedroom townhouse, nestled within the highly exclusive and secure gated community of Condes de Iza. Situated in the heart of Nueva Andalucía, one of Marbella's most prestigious and sought-after residential enclaves in Southern Spain, this property offers an unparalleled blend of sophistication, comfort, and convenience. Its prime location places residents mere moments from the vibrant pulse of Puerto Banús, the pristine shores of the Mediterranean beach, world-class golf courses, elite gyms, and a diverse array of supermarkets and gourmet dining options, ensuring every desire is catered to within easy reach.

Condes de Iza is renowned for its tranquil residential atmosphere, attracting a discerning community of permanent residents who cherish privacy and a peaceful lifestyle. The community is meticulously maintained, boasting beautifully manicured gardens and inviting communal pool areas that serve as idyllic retreats for relaxation and social engagement. This townhouse is perfectly positioned for family living, offering a serene sanctuary while remaining exceptionally well-connected to local amenities, essential transport links, and an abundance of leisure facilities, making it an ideal choice for those seeking a harmonious blend of tranquility and accessibility.

Spanning an impressive 191m² of meticulously designed built space, this residence is thoughtfully complemented by a private 25m² terrace and garden, providing a secluded outdoor haven for personal enjoyment. Further enhancing its practicality and convenience, the property includes a dedicated private parking space. Upon entering the home, guests are greeted by an elegantly appointed entrance hall, where a convenient guest toilet is discreetly positioned to the left. A short, graceful flight of stairs descends to the lower level, revealing a versatile and expansive space designed for flexible living.

The lower level hosts a generously sized bedroom, offering privacy and comfort for guests or family members. Adjacent to this, a spacious games room provides an ideal setting for entertainment, hobbies, or as a dedicated family zone. This versatile area was originally configured as a single car garage and retains the easy potential for reconversion, offering future owners the flexibility to adapt the space to their unique needs—be it a private garage, a state-of-the-art home cinema, a professional home office, or an additional bespoke living area. This level is further enhanced by a practical storage room, ensuring a clutter-free living environment.

Returning to the main entrance level, the heart of the home unfolds into a magnificent open-plan living area. A spacious lounge, bathed in natural light, seamlessly transitions into a dedicated dining area, creating an inviting space for both intimate family meals and grand entertaining. This elegant living zone flows effortlessly into a well-appointed, contemporary kitchen. Designed for both functionality and aesthetic appeal, the kitchen provides direct access to a charming terrace—an exquisite setting for al fresco dining under the Marbella sun, enjoying morning coffee, or unwinding with an evening drink amidst the serene surroundings.

Ascending to the first floor, the accommodation thoughtfully continues with three additional beautifully proportioned bedrooms and two luxurious bathrooms. This level provides ample private space for family and guests, each room designed with comfort and tranquility in mind. The master suite, a true sanctuary, offers a spacious retreat with its own en-suite bathroom and enjoys pleasant views over the meticulously maintained gardens and the picturesque country landscape. The additional bedrooms also benefit from ample natural light and fitted wardrobes, ensuring comfort and convenience for all occupants.

The property is finished to an impeccable standard, showcasing a commitment to quality and elegance throughout. Luxurious marble floors extend across the main living areas, reflecting light and adding a touch of sophistication. Modern comforts include a state-of-the-art air conditioning system for optimal climate control, a charming fireplace that creates a cozy ambiance during cooler evenings, and ample fitted wardrobes in all bedrooms, maximizing storage and maintaining a sleek aesthetic. The thoughtful design incorporates both covered and uncovered terraces, providing flexible outdoor spaces for year-round enjoyment, whether seeking shade on a warm afternoon or basking in the Marbella sunshine.

A crowning feature of this exceptional townhouse is the private rooftop solarium, an elevated oasis offering breathtaking panoramic views of the surrounding mountainside and the lush landscapes of Nueva Andalucía. This expansive solarium is thoughtfully equipped with a dedicated barbecue area and comfortable seating, making it the ultimate venue for entertaining guests, hosting memorable gatherings, or simply unwinding while soaking up the magnificent Mediterranean setting. It presents an unparalleled opportunity for outdoor enjoyment and a private escape from the everyday.

Beyond the immediate comforts of the home, the Condes de Iza community thrives as a family-friendly environment, benefitting from its close proximity to children's playgrounds, reputable international schools, diverse shops, the vibrant town centre of Marbella, renowned golf courses, the bustling port of Puerto Banús, and the calming embrace of the sea. This meticulously maintained townhouse represents an exceptional opportunity for discerning individuals and families seeking an opulent lifestyle that harmonizes comfort, unparalleled convenience, and a peaceful ambiance within one of Marbella's most desirable and prestigious neighbourhoods. It is more than just a home; it is a gateway to the coveted Mediterranean lifestyle.

Features:

None, Pool, Air conditioning, Private garden, None, Parking