

Terraced Townhouse in Nueva Andalucía

Reference: R5346052



Bedrooms: 3

Bathrooms: by request

M² Build size: 217

Price: 595,000 €

Status: Sale

Property Type: Terraced
Townhouse

Parking places: by request

M² Plot Size: 120



Overview:

Luxury Realty is delighted to present an exceptional opportunity to acquire a sophisticated semi-detached residence, perfectly nestled within the highly sought-after locale of Nueva Andalucía, in the sun-drenched heart of southern Spain. This distinguished property forms an integral part of a private residential complex, masterfully designed with a captivating Mediterranean aesthetic and cocooned within a secure, gated community, offering an unparalleled blend of elegance, comfort, and security.

Constructed in 2001, this residence has been thoughtfully conceived for practical family living across its meticulously arranged multiple levels. Its enviable position within a tranquil residential environment strikes a perfect balance between cherished privacy and effortless connectivity. Residents will enjoy a serene retreat while remaining within immediate reach of Nueva Andalucía's essential amenities, world-class services, and excellent transport links that crisscross the vibrant Costa del Sol. This is more than just a home; it's a gateway to a coveted Mediterranean lifestyle.

Refined Interiors and Functional Design Across Three Levels

The home's generous floor plan unfolds gracefully over three distinct levels, each thoughtfully designed to enhance daily living. The internal layout is intuitively structured to create a harmonious separation between the dynamic social areas and the serene private quarters, ensuring both communal enjoyment and personal tranquility. The main living floor serves as the vibrant heart of the home, featuring expansive principal social areas. A welcoming living room seamlessly connects with a modern, well-appointed kitchen, complemented by a convenient guest toilet, crafting a functional and inviting space ideal for both everyday family life and elegant entertaining.

Natural light, a hallmark of Mediterranean architecture, floods the main rooms through expansive exterior openings, fitted with high-quality double glazing and sleek white lacquered aluminium frames. This sophisticated choice not only enhances the aesthetic appeal but also ensures superior comfort and insulation throughout the year, contributing to energy efficiency. The interior carpentry, finished in crisp white lacquered wood, contributes to a neutral, timeless, and effortlessly chic aesthetic that can easily accommodate any personal style or décor.

Luxurious Private Quarters and Practical Lower Level

Ascending to the first floor reveals the home's private sleeping quarters, a sanctuary designed for rest and rejuvenation. This level accommodates three generously sized bedrooms and two beautifully appointed bathrooms, providing comfortable and private accommodation for families or guests. Throughout the living areas and bedrooms, the flooring is exquisitely finished in polished marble. This material is not only celebrated for its inherent durability and sophisticated appearance but also for its natural cooling properties, a highly prized attribute in the warmer months characteristic of the Costa del Sol.

The bathrooms continue the theme of refined quality, featuring elegant marble cladding that exudes luxury, alongside modern sanitary fittings crafted from vitrified porcelain, complemented by stylish single-lever taps. This combination ensures a finish that is both highly functional and enduringly beautiful. The lower level of the property is dedicated to practicality and convenience, housing a versatile semi-basement area. This floor includes a private garage, offering secure parking for vehicles, as well as a dedicated storage room, providing ample utility space that is invaluable for long-term living and organization.

Modern Comforts and Secure Community Living

Structurally, the building is robustly constructed with reinforced concrete and features a mixed roofing system, ensuring longevity and stability. The exterior façade is tastefully finished in rendered and painted ceramic masonry, harmonising with the Mediterranean aesthetic of the complex. The property occupies a generous plot of approximately 217.91 m², with a substantial constructed area of approximately 185 m², as detailed in the official valuation report. This residence benefits from contemporary infrastructure connections, including high-speed communication networks, telephone access, and a centralized sanitation system seamlessly linked to the urbanisation.

Climate control is effortlessly managed by a state-of-the-art air-conditioning system, discreetly installed through ducting in suspended ceilings, providing year-round comfort. The wider residential complex elevates the living experience with 24-hour security, fostering a meticulously controlled and exceptionally secure environment for all residents. According to the valuation report, the property has been diligently maintained over time and remains in excellent overall condition, with no visible structural deterioration noted during inspection, affirming its robust construction and care.

This exquisite property embodies the ideal choice for discerning buyers seeking either a permanent residence or a luxurious second home within a secure and exclusive residential setting in Nueva Andalucía. The thoughtful multi-level distribution, the convenience of a private garage, and the refined interior marble finishes collectively offer unparalleled practicality for sophisticated family living. The harmonious blend of functional design, elegant materials, and a supremely secure community environment positions this semi-detached townhouse as an outstanding residential option within the dynamic and highly desirable Costa del Sol real estate market. Luxury Realty invites you to explore this exceptional opportunity.

Features:

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