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Terraced Townhouse in Nueva Andalucía

Reference: R5384071



Bedrooms: 3

Bathrooms: 3

M² Build size: 181

Price: 620,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Welcome to an exceptional opportunity presented by Luxury Realty, where refined living meets unparalleled convenience in one of Southern Spain's most coveted locations. We are delighted to showcase this enchanting townhouse, ideally nestled within the prestigious and highly sought-after enclave of Balcón del Golf in Nueva Andalucía, Marbella. This meticulously designed property offers a generous 120 square meters of exquisitely distributed living space, gracefully spanning two floors to provide both comfort and privacy. Boasting three well-appointed bedrooms and three modern bathrooms, this residence is perfectly suited for those seeking a permanent home, a luxurious holiday retreat, or a strategic investment in the vibrant Costa del Sol.

The allure of Nueva Andalucía is undeniable, often referred to as 'The Golf Valley' for its world-class championship courses that beckon enthusiasts from across the globe. From this privileged address, you are mere moments away from golfing legends such as Los Naranjos Golf Club and Las Brisas Golf, offering not just a sport, but a lifestyle defined by manicured greens and breathtaking views. Beyond the greens, the strategic location ensures that the pristine beaches of Marbella, the glamorous marina of Puerto Banús with its designer boutiques and superyachts, and the charming cobbled streets of Marbella's Old Town are all just a short, scenic drive away. This perfect blend of serene residential living and vibrant urban access truly sets Balcón del Golf apart, making it an ideal base for exploring the rich cultural tapestry and endless leisure activities that Southern Spain has to offer.

The peace and tranquility of this well-established, meticulously maintained community are paramount. Residents benefit from an atmosphere of exclusivity and security, fostering a sense of belonging and relaxation. Essential amenities are remarkably close at hand, from gourmet restaurants and charming cafes to supermarkets and bespoke shops, ensuring every need is met with utmost ease. For families, the area boasts an excellent selection of international schools, providing world-class education options. Furthermore, the region is renowned for its diverse array of leisure pursuits, from water sports and hiking to equestrian activities and vibrant nightlife, promising a rich and fulfilling lifestyle for all.

One of the most captivating features of this townhouse is its seamless integration of indoor and outdoor living, a hallmark of Mediterranean architecture designed to capitalise on the region's glorious climate. The property is graced with generous outdoor areas, including a charming terrace perfect for al fresco dining and morning coffees, and a private plot that invites relaxation and personal landscaping. Imagine basking in the year-round sunshine, hosting memorable gatherings under the stars, or simply unwinding amidst the gentle breezes – these spaces are designed to enhance your daily life, creating a private oasis where comfort meets natural beauty. The natural flow from interior to exterior spaces allows for a truly immersive experience of the Mediterranean lifestyle, fostering a connection with the sun-drenched surroundings.

This residence presents a remarkable opportunity for personalisation. While the property retains an inherent charm that could be lovingly preserved, it also offers immense potential for a comprehensive renovation. Envision transforming it into a contemporary masterpiece, a sleek and stylish haven equipped with the latest smart home technology and designer finishes. Alternatively, you could enhance its original character, blending classic Spanish elements with modern comforts to create a timelessly elegant home. This flexibility allows the discerning buyer to craft a bespoke sanctuary that perfectly reflects their taste and lifestyle, all within one of Nueva Andalucía’s most desirable and appreciative locations. This is more than just a house; it’s a canvas for your dreams, an investment in a lifestyle tailored to your aspirations.

Adding to the undeniable convenience and luxury, this townhouse also includes two dedicated garage parking spaces, a rare and invaluable asset in this sought-after area, ensuring hassle-free access and secure storage for your vehicles. Complementing this is a practical storage room, providing ample space for personal belongings, seasonal items, or sporting equipment, thereby maintaining the pristine order and spaciousness within your home. These thoughtful additions underscore the property’s commitment to comfort and practicality, enhancing the overall living experience for its residents.

Furthermore, an exciting development is currently underway within the urbanisation: a major façade renovation and repainting project. This significant upgrade, scheduled for completion during the summer months, is designed to further enhance the aesthetic appeal and market value of the entire community. This proactive investment ensures that the property you acquire is not only part of a well-maintained environment but one that is actively being upgraded, guaranteeing renewed curb appeal and reinforcing its long-term investment potential. This makes it an opportune moment to invest in a property that is poised for immediate appreciation and offers an elevated living experience from the moment you move in.

In conclusion, this townhouse in Balcón del Golf represents an extraordinary fusion of prime location, elegant design potential, and exceptional amenities. It offers more than just a home; it offers a gateway to the quintessential Marbella lifestyle, replete with golf, sun, and sophisticated leisure. This is an unparalleled opportunity to acquire a distinguished property in one of Southern Spain’s most prestigious residential areas. Contact Luxury Realty today to arrange a private viewing and take the first step towards claiming your piece of Mediterranean paradise.

Features:

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