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Luxury Realty
real estate

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Terraced Townhouse in Nueva Andalucía

Reference: R5407603



Bedrooms: 3

Bathrooms: by request

M² Build size: 173

Price: 995,000 €

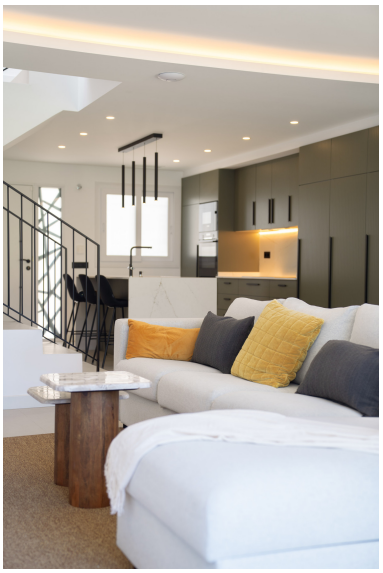
Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Nestled in the prestigious heart of Nueva Andalucía, Southern Spain, this masterfully redesigned townhouse represents the pinnacle of contemporary luxury living. Offered by Luxury Realty, it is a meticulously crafted sanctuary where sophisticated design meets unparalleled technological integration, providing an effortless lifestyle of comfort, convenience, and elegance.

Step into a world where comfort is intuitively controlled. This exceptional residence boasts state-of-the-art climate control, featuring underfloor heating throughout the ground floor and upstairs bathrooms for luxurious warmth. A highly efficient Daikin air conditioning system with Airzone motorised grilles allows precise, independent climate regulation across four distinct zones. Lighting, heating, air conditioning, and alarm systems are effortlessly manageable directly from your smartphone. This smart home integration offers convenience, peace of mind, and enhanced energy efficiency. A professional Unifi network system guarantees fast, stable, and comprehensive WiFi coverage.

The interior design prioritises clean lines, premium materials, and a refined contemporary aesthetic. The upper level features three generously proportioned bedrooms, each a private haven. The master suite offers a serene ambiance, ample space, and meticulous finishes. The additional two bedrooms are versatile, ideal for family, guests, or a dedicated home office. Two exquisitely designed bathrooms, with high-quality fixtures and elegant finishes, exude spa-like tranquility. The home's flow emphasizes natural light and an airy atmosphere, suitable for intimate moments and sophisticated entertaining.

One of the most compelling attributes is the magnificent rooftop terrace. Spanning approximately 40 m², this expansive private oasis offers a sublime setting for relaxation and entertainment. Imagine starting your day with coffee as the Marbella sunshine awakens, hosting al-fresco dinner parties under the stars, or unwinding with a book enjoying the open surroundings and Mediterranean breeze. This versatile outdoor haven provides an unparalleled private space to entertain, sunbathe, or relax, soaking in the enviable Southern Spanish lifestyle.

Further enhancing convenience are two private parking spaces, thoughtfully located within separate, secure garages – a significant advantage offering security and ease of access. Additionally, a dedicated storage room of approximately 7 m² provides ample space for personal belongings, ensuring an uncluttered living environment.

The privileged location within Balcón de Golf places this townhouse at the heart of Nueva Andalucía, Southern Spain. This prestigious area is renowned for its exceptional quality of life, blending residential charm with vibrant amenities. Residents benefit from unparalleled proximity to Europe’s most prestigious golf courses (Las Brisas, Aloha, Los Naranjos), reputed international schools, and a diverse culinary scene from local eateries to gourmet restaurants. The pristine beaches of the Costa del Sol and the iconic, glamorous Puerto Banús (with its luxury boutiques, nightclubs, and fine dining) are all just a short drive away, providing endless leisure and entertainment. Nueva Andalucía truly encapsulates the quintessential Marbella lifestyle – a blend of sun, sophistication, and sport.

The Balcón de Golf community is currently undergoing a significant renovation project, focusing on enhancing façades and structural elements. This substantial investment solidifies its long-term appeal and value, ensuring the complex's aesthetic and structural integrity. This provides residents with peace of mind and contributes to the property’s excellent investment potential.

This is more than just a property; it is an exceptional opportunity to acquire a fully modernised, technologically advanced townhouse in one of Marbella’s most coveted, convenient, and established locations. Representing the ideal fusion of luxury, comfort, and practicality in the heart of Southern Spain, this residence awaits discerning buyers seeking a sophisticated lifestyle. Contact Luxury Realty today to discover this unparalleled offering and experience the epitome of Marbella living.

Features:

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