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Luxury Realty
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Terraced Townhouse in Nueva Andalucía

Reference: R5412421



Bedrooms: 4

Bathrooms: 3

M² Build size: 169

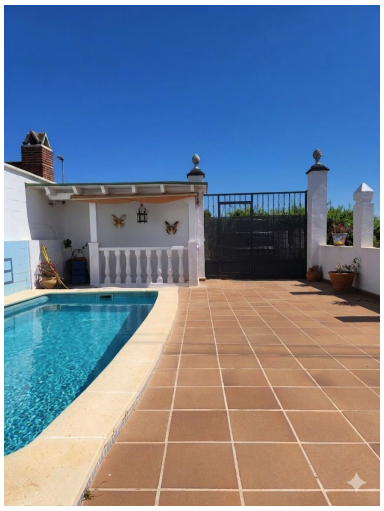
Price: 635,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 259













Overview:

An Exquisite Family Haven: Spacious Townhouse with Private Pool & Double Access in La Campana, Nueva Andalucía, Marbella

Welcome to an exceptional opportunity to acquire a truly magnificent family townhouse, perfectly situated in the highly sought-after and well-established residential enclave of La Campana, within the prestigious Nueva Andalucía. Presented by Luxury Realty, this property embodies the essence of sophisticated Mediterranean living, offering an unparalleled blend of space, comfort, and privacy in one of Southern Spain's most desirable locations.

Discover the Allure of Nueva Andalucía: Your Gateway to the Marbella Lifestyle

Nestled in the heart of the renowned "Golf Valley," Nueva Andalucía is more than just a location; it's a lifestyle. This vibrant yet tranquil district of Marbella is celebrated for its lush landscapes, world-class golf courses, and an exclusive atmosphere that attracts discerning residents from across the globe. Living in Nueva Andalucía means enjoying the best of the Costa del Sol: year-round sunshine, breathtaking mountain and sea views, and immediate access to a wealth of amenities.

From this prime position in La Campana, you are mere moments away from everything you could desire. Families will appreciate the proximity to esteemed international schools, ensuring top-tier education for children. Gourmet supermarkets, charming local eateries, and high-end boutiques are all within easy reach, catering to every daily need and luxury whim. Golf enthusiasts will find themselves in paradise, with legendary courses such as Los Naranjos Golf Club, Las Brisas Golf, and Aloha Golf Club just a short drive away, offering championship-level play amidst stunning scenery.

The glamour of Puerto Banús, with its luxurious yachts, designer stores, and vibrant nightlife, is just a few minutes' drive, offering endless entertainment and dining options. Similarly, the historic charm and bustling streets of Marbella Centre, with its beautiful Old Town and sophisticated shopping, are easily accessible. This strategic location in Southern Spain provides not only convenience but also a gateway to exploring the rich culture, exquisite cuisine, and stunning natural beauty of Andalusia, from the Sierra Blanca mountains to the pristine Mediterranean beaches.

A Masterpiece of Design and Comfort: Your New Home

This generous semi-detached house, a true 'chalet adosado', spans an impressive 169 m² of meticulously designed living space, set upon a substantial 259 m² plot. What truly sets this residence apart is its intelligent distribution, ensuring optimal privacy and an abundance of exceptional outdoor areas, creating a seamless transition between indoor elegance and al-fresco Mediterranean charm.

Key Features at a Glance:

- Expansive 169 m² built area distributed over three thoughtfully designed floors.
- Four generously proportioned bedrooms, including a convenient ground-floor bedroom and a luxurious master suite, offering versatile living arrangements.
- Three elegantly appointed bathrooms, featuring contemporary fixtures and finishes.
- A sparkling private swimming pool, your personal oasis for relaxation and enjoyment.
- Extensive private patios, perfect for entertaining or tranquil moments, complemented by a fully equipped outdoor kitchen.
- Unique double independent access from two different streets, providing unparalleled privacy and exceptional convenience.
- A bright and inviting open-plan living-dining room, designed for comfort and social gatherings.
- A fully equipped indoor kitchen boasting modern appliances, alongside the fantastic outdoor kitchen for al-fresco culinary delights.
- A versatile attic space on the top floor, a diaphanous area ideal for a home cinema, children's play area, private office, or an additional living space.
- A private roof terrace offering open views, perfect for sunbathing or enjoying evening cocktails under the stars.
- Integrated fitted wardrobes in all bedrooms, maximizing space and organization.
- Efficient air conditioning system throughout, ensuring year-round comfort.
- A private garage space included, providing secure parking and direct access.
- Ample storage areas and a dedicated utility room, enhancing practicality and convenience.

Exquisite Interiors and Unrivalled Outdoor Living

The heart of this magnificent home resides on the ground floor, where a luminous open-plan living and dining area creates an inviting atmosphere. This space seamlessly extends onto two distinct private patios, offering diverse settings for relaxation and entertainment. Whether you envision intimate family dinners or lively gatherings with friends, these outdoor havens, complete with a sophisticated outdoor kitchen, provide the perfect backdrop for the quintessential Mediterranean lifestyle.

Ascending to the first floor, you will discover three generously sized bedrooms, each designed as a private sanctuary. The master suite is a true highlight, offering a serene retreat with ample space and privacy. The top floor unveils a versatile attic space, a blank canvas awaiting your personal touch. Imagine a state-of-the-art home cinema, a vibrant play area for children, a quiet home office, or even additional guest quarters – the possibilities are endless. This floor also benefits from its own private terrace, offering a secluded spot to enjoy the views and the glorious Marbella climate.

The unique advantage of double independent access from two different streets not only enhances privacy but also offers unparalleled convenience, a rare and highly sought-after feature in residential properties. This thoughtful design ensures ease of access and a sense of exclusivity.

Your Mediterranean Dream Awaits

This exceptional townhouse is perfectly suited for discerning families seeking space, comfort, and privacy within one of Nueva Andalucía's most convenient and prestigious residential neighbourhoods. Its strategic location, combined with its extensive features and luxurious finishes, makes it an ideal permanent residence or a superb holiday home investment.

Luxury Realty highly recommends a private viewing to fully appreciate the unique charm, sophisticated design, and prime location of this outstanding property. Do not miss the opportunity to secure your piece of paradise in Marbella.

Features:

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