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Terraced Townhouse in Nueva Andalucía

Reference: R5455510



Bedrooms: 3

Bathrooms: 2

M² Build size: 129

Price: 635,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a magnificent three-storey townhouse poised within the highly exclusive, secure gated community of Sol Europa. Nestled in the heart of Nueva Andalucía, Marbella, this captivating south-facing gem offers an idyllic blend of refined living and unparalleled convenience. Situated just moments from the prestigious La Quinta Golf & Country Club, this property is not merely a residence but a gateway to the quintessential Mediterranean lifestyle in the glorious South of Spain. It flawlessly balances the desire for tranquility and utmost privacy with effortless access to Marbella's vibrant amenities, world-class golf courses, pristine beaches, and sophisticated dining experiences. For those who appreciate location as much as luxury, this address is truly unparalleled.

The strategic location of Nueva Andalucía, often referred to as the "Golf Valley," is truly second to none and forms a vital part of Marbella's famed Golden Triangle. This sought-after enclave boasts an impressive array of championship golf courses, including Aloha Golf Club, Los Naranjos Golf Club, and Las Brisas Golf Club, all within easy reach, offering enthusiasts unparalleled access to their passion. Beyond golf, residents benefit from the esteemed proximity to the glamorous Puerto Banús, renowned for its luxurious marina, designer boutiques from global fashion houses, and a pulsating nightlife that attracts an international elite. Esteemed international schools, gourmet supermarkets offering the finest local and imported produce, and a diverse selection of exquisite restaurants catering to every culinary palate are also conveniently located, ensuring a lifestyle of ultimate comfort and sophistication. Marbella's year-round sunshine and mild climate further enhance the appeal of this privileged address, making it a desirable destination for both permanent residents and discerning holidaymakers seeking an elevated, sun-drenched experience on the Costa del Sol.

This meticulously designed townhouse offers a practical yet luxurious layout, thoughtfully distributed over three levels to maximise comfort, privacy, and functionality. With three generously proportioned bedrooms, each serving as a serene sanctuary, two full, elegantly appointed bathrooms, and a convenient guest toilet on the main level, it provides ample space for families, guests, or those seeking a private retreat in a vibrant locale. Its inherent versatility makes it an ideal acquisition, whether you envision it as a permanent family home where memories are made, a lavish holiday escape perfect for seasonal getaways, or a strategic investment property poised for robust returns in one of Europe's most coveted and resilient real estate markets. The intelligent configuration ensures privacy for all occupants while simultaneously fostering a warm sense of togetherness in its inviting communal areas.

Upon entering the main floor, one is greeted by an immediate sense of light and spaciousness, characteristic of well-designed Mediterranean homes. Here, a fully independent kitchen awaits, featuring ample counter space, integrated appliances, and intelligent storage solutions, perfect for culinary enthusiasts and daily convenience. Adjacent to the kitchen, a dedicated utility and laundry room adds to the home's practical appeal, offering discrete functionality and efficient space management. The heart of this level is undoubtedly the bright and expansive living-dining area, a welcoming space designed for both relaxed family gatherings and sophisticated entertaining. Large windows and glass doors bathe the room in glorious natural light, enhancing the airy ambiance and creating an immediate connection to the outdoors. From here, discover a wonderful covered terrace, an essential extension of your indoor living space that seamlessly transitions into the private garden. This enchanting outdoor haven is an ideal setting for al fresco dining under the stars, leisurely morning coffees, or simply unwinding amidst the fragrant Mediterranean flora, all while basking in Marbella's exceptional microclimate throughout the seasons.

One of the most compelling attributes of this townhouse lies in its exceptional potential for bespoke customisation and significant value enhancement, particularly evident on the top floor. Currently hosting the laundry area, this expansive level presents an outstanding opportunity for extension and transformation, limited only by your imagination and architectural vision. Imagine crafting an opulent master suite, a truly private haven complete with a walk-in wardrobe and a private terrace offering potential panoramic views of the surrounding landscape. Alternatively, this space could easily be converted into a spacious fourth guest bedroom for expanding family or visitors, a dedicated home office or library, ideal for remote work in a serene and inspiring environment, or even a creative studio. This versatile area could also be reimagined as a state-of-the-art media room for cinematic experiences, a vibrant games room for family entertainment, or a private gym. This inherent flexibility allows future owners to tailor the property precisely to their personal desires and evolving lifestyle needs, adding significant intrinsic and market value, thereby creating a truly unique and personalised sanctuary. This capacity for expansion is a rare and highly sought-after find in prime Marbella real estate, positioning the property as a truly future-proof investment.

The allure extends beyond the confines of the exquisite townhouse itself to the exclusive Sol Europa community. This secure, gated residential complex offers an unparalleled peaceful and private environment, characterised by its beautifully manicured Mediterranean gardens. These lush green spaces, dotted with native plants and vibrant flowers, provide a tranquil backdrop, inviting residents to stroll and relax amidst nature's embrace. A pristine communal swimming pool, a shimmering oasis, is shared exclusively by just 14 homes, an attribute that epitomises privacy and exclusivity, offering an intimate retreat for relaxation and enjoyment without the crowds. Imagine leisurely afternoons spent poolside, soaking up the glorious Spanish sun in a serene and uncrowded setting. Convenience is further enhanced by covered outdoor parking spaces, ensuring ease, security, and protection for your vehicles within the community's well-maintained perimeter. Every aspect of Sol Europa has been meticulously designed to foster a profound sense of calm, security, and a close-knit community amongst its discerning residents.

This three-storey, south-facing townhouse represents a truly outstanding opportunity to acquire a home with immense potential in one of Marbella's most prestigious and sought-after residential areas. Its prime location next to La Quinta, within the illustrious Nueva Andalucía, guarantees not only an enviable lifestyle but also a sound and robust financial investment. Perfect as a permanent residence for those seeking year-round sunshine and luxury, an idyllic holiday home for memorable escapes with family and friends, or a robust investment property offering excellent value and strong potential for future appreciation in the thriving Costa del Sol market. The compelling combination of its strategic location, versatile layout, and the extraordinary possibility for significant personalisation makes this a rare find in today's competitive luxury market. Luxury Realty is proud to present a property that truly encapsulates the essence of high-end Mediterranean living, blending comfort, elegance, and incredible potential.

We invite you to experience the undeniable charm and profound potential of this exceptional property firsthand. Contact Luxury Realty today to arrange a private viewing and allow our expert team to guide you through everything this exquisite townhouse has to offer. Your dream home, combining unparalleled luxury, a prime Marbella location, and limitless possibilities in the heart of the South of Spain, awaits your discovery. Seize this unparalleled opportunity to invest in your future on the sun-drenched, sophisticated shores of the Costa del Sol.

Features:

Pool, Air conditioning, Private garden, None, Parking