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Terraced Townhouse in Nueva Andalucía

Reference: R5480893



Bedrooms: 2

Bathrooms: 2

M² Build size: 109

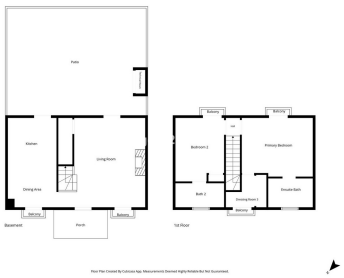
Price: 499,000 €

Status: Sale

Property Type: Terraced Townhouse

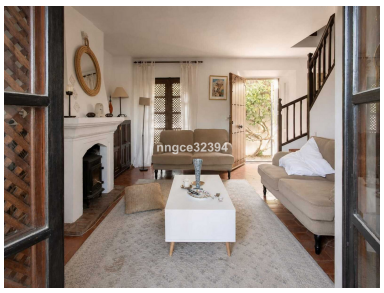
Parking places: by request

M² Plot Size: 58

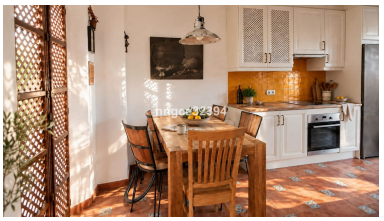












Overview:

Welcome to an unparalleled opportunity within Marbella's most sought-after address. Nestled in the prestigious heart of Nueva Andalucía, Southern Spain, this enchanting 2-bedroom townhouse offers a coveted lifestyle, combining authentic Andalusian charm with modern conveniences and superb investment potential. With a valuable tourist licence already in place, this property represents a gateway to both idyllic living and lucrative returns in one of the Costa del Sol's most desirable locations.

Discover El Naranjal: An Idyllic Pueblo-Style Oasis

This charming residence is situated within El Naranjal, a truly picturesque and exclusive gated community renowned for its distinctive pueblo-style architecture. More than just a residential complex, El Naranjal is a meticulously designed village that captures the essence of traditional Southern Spain. Stroll along its cobbled lanes, admire the whitewashed façades adorned with vibrant bougainvillea, and be captivated by the scent of orange blossoms from the mature citrus trees that line the pathways. Traditional fountains add a soothing soundtrack, creating an atmosphere of timeless serenity and genuine Mediterranean allure that is increasingly rare to find.

The community itself is a testament to thoughtful design and meticulous upkeep. Residents are afforded the luxury of beautifully maintained tropical and Mediterranean gardens, creating a verdant tapestry of palms, citrus groves, and colourful flora that wind gracefully throughout the complex. Beyond the aesthetic appeal, El Naranjal offers exceptional communal amenities, including a generously sized swimming pool, perfect for leisurely dips under the Andalusian sun, a private residents' tennis court for active pursuits, and convenient communal parking, ensuring ease and comfort for all. This harmonious blend of natural beauty and practical facilities makes El Naranjal an ideal choice for both a permanent family home and an exclusive Marbella retreat.

A Prestigious Address in the Heart of the Golf Valley

The location of this property is, without doubt, one of its most compelling advantages. Strategically positioned in Aloha, within Nueva Andalucía's famed Golf Valley, it is an enviable spot for golf enthusiasts and those who appreciate the finer aspects of Marbella living. The townhouse is perfectly nestled between the greens of Aloha Golf Club and Los Naranjos Golf Club, offering immediate access to world-class golfing experiences. For racquet sports aficionados, the renowned Manolo Santana Racquets Club is merely a 6-minute drive away, providing exceptional facilities for tennis and paddle.

Beyond the immediate sporting paradise, the convenience extends to Marbella's most iconic destinations. The glitz and glamour of Puerto Banús, with its luxury yachts, designer boutiques, and exquisite dining, is approximately a 9-minute drive. Similarly, the legendary Golden Mile, famed for its opulent resorts, fine-dining establishments, and pristine beaches, is just moments away. This prime location ensures residents enjoy effortless access to the extensive amenities, vibrant social scene, and natural beauty that define the Marbella lifestyle, all within a tranquil and secure residential enclave in Southern Spain.

Your Exquisite Townhouse: Charm Meets Contemporary Comfort

This charming townhouse itself is a sanctuary of comfort and Mediterranean elegance. From its elevated position, the property affords delightful partial sea views, a rare and sought-after feature, complemented by picturesque outlooks over the lush surrounding greenery and the charming traditional Andalusian rooftops of El Naranjal. The exterior perfectly blends with the community's aesthetic, inviting you into a home designed for relaxed living.

Inside, the residence presents a thoughtfully laid-out floor plan across its comfortable townhouse structure. Warm traditional details seamlessly integrate with modern comforts, creating an inviting ambiance throughout. The property comprises two well-appointed bedrooms and two elegantly finished bathrooms, ensuring privacy and convenience for residents and guests alike. An emphasis on an easy indoor-outdoor flow allows for seamless transitions between living spaces and the enchanting exterior surroundings.

A standout feature is the principal suite, which boasts a generously proportioned walk-in closet. This expansive space offers not only excellent storage solutions but also presents a versatile opportunity to be adapted according to your needs – whether as a tranquil nursery, a productive home office, a luxurious dressing room, or any other flexible-use area to suit your bespoke lifestyle requirements. Every detail has been considered to offer a harmonious blend of character and practical living.

An Astute Investment in Marbella's Luxury Market

For the discerning buyer, this property represents an exceptionally appealing investment opportunity. The presence of an official tourist licence is a significant advantage, immediately enabling the property for holiday rentals and providing a robust income stream in Marbella’s high-demand tourism market. This makes it an ideal proposition for those seeking a reliable return on investment, a luxurious holiday retreat, or a permanent residence with the flexibility of rental income.

Combining authentic Andalusian charm, coveted partial sea views, mature and beautifully maintained gardens, and excellent community amenities, all within one of Nueva Andalucía's most established and desirable residential areas, this townhouse truly offers a unique package. It is a rare find that perfectly encapsulates the allure of Marbella – a place where luxury, location, and lifestyle converge to create an unparalleled living experience. This is more than a home; it is an investment in the quintessential Southern Spanish dream.

Features:

None, Pool, Air conditioning, Sea views, Private garden, None, Parking, Holiday Home, Investment, Resale