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Luxury Realty
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# Terraced Townhouse in Nueva Andalucía

Reference: R5492227



Bedrooms: 4

Bathrooms: 3

M² Build size: 142

Price: 645,000 €

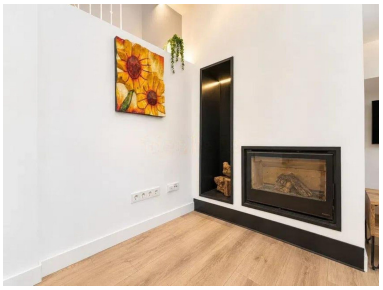
Status: Sale

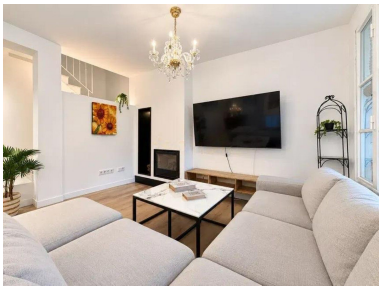
Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 15













Overview:

Welcome to an exceptional opportunity to acquire a prestigious townhouse nestled in the heart of Nueva Andalucía, Marbella's most sought-after residential enclave. This magnificent property presents an unparalleled blend of sophisticated design, expansive living spaces, and breathtaking, unobstructed views across lush golf greens. Perfectly positioned within a tranquil, exclusive community, this home offers the ultimate sanctuary for those desiring both privacy and the vibrant Mediterranean lifestyle. Whether envisioned as a permanent luxurious residence or a lavish holiday retreat, this townhouse embodies the essence of refined Marbella living.

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## Discover Nueva Andalucía: The Epicentre of Marbella's Golf Valley

Located in the illustrious "Golf Valley" of Nueva Andalucía, this property benefits from one of Southern Spain's most privileged addresses. Nueva Andalucía is renowned for its verdant landscapes, world-class golf courses, and an affluent international community. It effortlessly combines serene residential charm with immediate access to every conceivable luxury and convenience. Marbella, a name synonymous with glamour and exclusivity on the Costa del Sol, offers a lifestyle coveted by many. From its golden sandy beaches and chic beach clubs to its Michelin-starred restaurants and designer boutiques, Marbella provides a vibrant cultural and social scene year-round. Southern Spain's allure lies in its glorious climate, rich history, exquisite gastronomy, and warm hospitality, making it a perennial favourite for discerning international buyers. Living here means embracing a life of sunshine, leisure, and unparalleled elegance, with easy access to Málaga International Airport connecting you to major European cities.

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## An Exquisite Residence with Unrivalled Golf Views

This remarkable townhouse has been meticulously designed to maximize comfort, elegance, and the stunning natural surroundings. Spanning generous dimensions, the property provides an abundance of space, ensuring a sense of openness and freedom rarely found. Its prime position guarantees not only privacy but also captivating panoramic vistas that stretch across the immaculately manicured fairways of one of Nueva Andalucía's most prestigious golf courses. Imagine waking up to the gentle glow of the sunrise over the greens, or enjoying a tranquil evening as the sun dips below the horizon, painting the sky with hues of orange and pink. These unobstructed views are a constant reminder of the exceptional lifestyle afforded by this unique location, creating an idyllic backdrop for everyday living and entertaining. The architectural design seamlessly blends modern aesthetics with traditional Andalusian charm, offering both timeless appeal and contemporary functionality.

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## Sophisticated Interiors for Modern Living

Step inside to discover a home where comfort meets contemporary elegance. This townhouse features four beautifully appointed bedrooms, each offering a tranquil haven for rest and rejuvenation, designed with ample natural light and built-in storage solutions. Complementing these are three stylish bathrooms, finished to a high standard with modern fixtures and fittings, providing spa-like experiences within the comfort of your home. The heart of the residence is undoubtedly the bright and expansive living-dining room. This open-plan space flows seamlessly into a state-of-the-art open kitchen, creating a wonderfully integrated area perfect for social gatherings, family meals, and relaxed entertaining. The kitchen is equipped with premium appliances and sleek countertops, making it a dream for culinary enthusiasts. Large windows and glass doors ensure the interior is bathed in natural light throughout the day, enhancing the sense of spaciousness and providing direct access to the outdoor living areas, blurring the lines between indoor and outdoor luxury.

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## Your Private Outdoor Oasis and Exclusive Community Luxuries

Embracing Marbella's famed indoor-outdoor lifestyle, this townhouse boasts multiple private terraces and an exceptional sun deck. These outdoor havens are strategically positioned to capture the best of the Mediterranean climate and the spectacular golf course views, providing perfect settings for al fresco dining, sunbathing, or simply unwinding with a good book. The private sun deck, a true highlight, offers an elevated vantage point for enjoying panoramic vistas and basking in the glorious Andalusian sunshine in complete seclusion. Beyond the confines of your private abode, residents benefit from access to a beautifully maintained gated community. This exclusive enclave offers lush, mature gardens – a verdant oasis providing peace and serenity – and a sparkling communal swimming pool, ideal for refreshing dips on warm summer days or leisurely afternoons spent poolside. Security and privacy are paramount within this community, ensuring a safe and pleasant atmosphere for all residents. Furthermore, the property includes a private garage, offering secure parking and additional storage solutions, adding to the convenience and luxury of this outstanding home.

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## Unbeatable Location: The Quintessence of Marbella Living

The strategic location of this townhouse is simply unparalleled. Residents enjoy effortless access to the world-famous Puerto Banús, a playground for the rich and famous, offering designer boutiques, luxurious yachts, and vibrant nightlife. Golf enthusiasts will find themselves in paradise, surrounded by the main championship golf courses in Nueva Andalucía, making it a true golfer's dream. Families will appreciate the proximity to prestigious international schools, while food lovers can indulge in an array of exquisite restaurants offering both local Andalusian flavours and international cuisine. All essential amenities, from supermarkets to health clinics, are just a short drive away, ensuring utmost convenience. Moreover, the pristine beaches of Marbella, with their golden sands and crystal-clear waters, are within easy reach, inviting you to enjoy the best of coastal living. This prime location guarantees not just a home, but a lifestyle of ultimate convenience, luxury, and unparalleled leisure opportunities in one of Europe's most desirable destinations.

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Features:

Pool, Air conditioning, Heating, Mountain views, None, Parking