+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Terraced Townhouse in Nueva Andalucía

Reference: R5512960



Bedrooms: 4

Bathrooms: 4

M² Build size: 147

Price: 849,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size: 147













Overview:``

Nestled within the highly coveted San Javier community in Nueva Andalucía, Southern Spain, this masterfully renovated townhouse offers the pinnacle of contemporary luxury living. It seamlessly blends sophisticated design, refined interiors, and an enviable golf-side location. Marbella's renowned Golf Valley provides a stunning backdrop of lush green fairways and mature gardens, creating an atmosphere of serene exclusivity. Positioned directly behind the prestigious Aloha Golf Club, this prime address ensures world-class golf courses, gourmet restaurants, cafes, and everyday conveniences are all within a leisurely stroll, offering immediate immersion into the vibrant Mediterranean lifestyle.

Nueva Andalucía is celebrated for its harmonious blend of luxury and convenience, making it one of the most sought-after residential areas on the Costa del Sol. The glamorous marina of Puerto Banús, with its designer boutiques and vibrant nightlife, pristine sandy beaches, leading international schools, and state-of-the-art sports facilities are merely minutes away by car. The San Javier community itself is a testament to tranquil living and meticulous upkeep, boasting beautifully manicured communal gardens and an inviting swimming pool. This gated environment fosters privacy and security, perfectly balancing peaceful retreat with effortless access to the dynamic Marbella lifestyle.

Spanning approximately 147 m² across three meticulously designed levels, this townhouse has undergone a comprehensive renovation to an exceptional standard. Conceived and executed by its discerning owner, an accomplished interior designer, the property is a showcase of sophisticated aesthetics and intelligent functionality. Every element, from premium materials to bespoke finishes, has been carefully curated, creating a cohesive and elegant visual narrative. The design emphasizes clean lines, a contemporary palette, and a harmonious flow, ensuring each space feels both luxurious and inherently welcoming. Natural light bathes every corner, cultivating bright, airy, and uplifting living environments.

The heart of this exquisite home resides on the main floor, presenting a captivating open-plan layout uniting the gourmet kitchen, elegant dining area, and spacious lounge. Expansive sliding glass doors seamlessly dissolve the boundary between the interior and the outdoor terrace, creating a magnificent indoor-outdoor living experience. The thoughtful continuation of the interior flooring outdoors further blur this line, transforming the terrace into a natural, integrated extension of the living area, ideal for alfresco dining and enjoying the Mediterranean climate.

The property offers four sumptuously appointed bedrooms and four contemporary bathrooms, providing ample space and privacy. The upper level hosts two generously sized bedrooms, each with its own en-suite bathroom, offering private sanctuaries. The lower level reveals an additional two well-proportioned bedrooms and two further bathrooms, all benefiting from external windows that invite natural light. This versatile distribution ensures comfortable accommodation while maintaining personal space throughout the home.

The commitment to excellence is palpable in every detail. Integrated features include a built-in sound system, bespoke interior elements, and a state-of-the-art Samsung Art Frame television. The fully fitted gourmet kitchen is equipped with top-tier appliances, and high-quality furnishings ensure this property is offered as a truly turnkey solution. Beyond the private interiors, the community enhances the lifestyle with communal parking, advanced alarm systems, electric blinds, and immaculately landscaped surroundings. This community's allowance for short-term rentals unlocks exceptional investment potential, offering owners the flexibility to generate substantial rental income, further supported by the possibility of easily obtaining a tourist license.

Fusing contemporary comfort with a privileged golf-side location and unrivalled investment prospects, this exceptional townhouse in San Javier presents a rare opportunity. It is an invitation to a sophisticated Mediterranean lifestyle in one of Nueva Andalucía's most cherished and established residential communities, perfect for discerning buyers seeking luxury, convenience, and a sound financial future.

Features:

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