+34 604 489 646

info@luxury-realty.com

Дом в Nueva Andalucía

Референция: R5512960



Спальни: 4
Ванные: 4
M² Размер: 147
Цена: 895 000 €
Статус: Продажа
Тип недвижимости: Дом
Места: по запросу
M² Участок:













Описание:Set within the highly sought-after community of San Javier in Nueva Andalucía, this beautifully renovated townhouse combines contemporary design, elegant interiors, and a prime location in the heart of Marbella's Golf Valley. Positioned behind Aloha Golf Club and surrounded by mature gardens, the property offers a relaxed Mediterranean lifestyle with golf courses, restaurants, and everyday amenities all within walking distance. The community is known for its peaceful atmosphere, beautifully maintained communal gardens, and inviting swimming pool, creating a setting that feels both private and connected. Puerto Banús, beaches, international schools, sports facilities, and several renowned golf courses are only minutes away, making the property equally suited to permanent living, holiday use, or investment. Distributed across three levels, the townhouse offers approximately 147 m² of built space and has been fully renovated to an exceptional standard. Designed by its current owner, an interior designer, the property showcases carefully selected materials, contemporary finishes, and a cohesive aesthetic throughout. Natural light flows effortlessly across every level, creating bright and welcoming living spaces that feel both stylish and comfortable. The main floor centres around an elegant open-plan kitchen, dining area, and lounge. Large sliding doors connect directly to the terrace, while the continuation of the interior flooring outdoors creates a seamless indoor-outdoor living experience. This thoughtful design enhances both the sense of space and the connection to the surrounding gardens, making the terrace a natural extension of the living area. The property comprises four bedrooms and four bathrooms. The upper level accommodates two spacious bedrooms and two bathrooms, while the lower level provides an additional two bedrooms and two bathrooms, all benefiting from natural light through exterior windows. This flexible layout allows comfortable accommodation for family members and guests while maintaining privacy throughout the home. Attention to detail is evident throughout, with features including a built-in sound system, bespoke interior elements, and a Samsung Art Frame television integrated into the living area. The fully fitted kitchen and high-quality furnishings further enhance the turnkey appeal of the property. Residents benefit from a gated environment with communal parking, alarm systems, electric blinds, and beautifully landscaped surroundings. An additional advantage is the community's allowance for short-term rentals, creating strong investment potential and the possibility of obtaining a tourist licence. Combining contemporary comfort, a prime golf-side location, and excellent rental prospects, this townhouse presents an exceptional opportunity in one of Nueva Andalucía's most established residential communities.

Особенности:

None, Бассейн, Кондиционирование, Частный сад, None, Парковочные места, None