



## Townhouse for sale in Nueva Andalucía, Marbella

1,050,000 €

Reference: R5220961 Bedrooms: 3 Bathrooms: 3 Build Size: 223m<sup>2</sup> Terrace: 90m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

In the heart of Nueva Andalucía, just moments from Puerto Banús, stands this exclusive 232 m<sup>2</sup> townhouse set on a 304 m<sup>2</sup> plot, spread across four levels that blend contemporary design, functionality, and the unmistakable charm of the Mediterranean lifestyle. With a southeast orientation, the home is bathed in natural light throughout the day, enhancing its spacious interiors and exceptional comfort. On the main floor, a generous living and dining area opens through large sliding doors to a private terrace and landscaped garden, creating a seamless connection between indoors and outdoors. The modern, fully equipped kitchen is perfect for culinary enthusiasts who value elegance and style. Upstairs, the master suite boasts a luxurious en-suite bathroom and a walk-in wardrobe, while two additional spacious bedrooms and a second bathroom complete the floor, offering a serene and inviting retreat. The basement level features a garage with space for more than two vehicles, a naturally ventilated wine cellar, a laundry area, and storage room. The rooftop solarium is the ultimate relaxation space, with a BBQ area and the option to install a private jacuzzi — offering a resort-like experience without leaving home. This boutique residential complex, with only eight homes, ensures an intimate and sophisticated atmosphere. A communal swimming pool and heated jacuzzi are surrounded by lush landscaped gardens, while a video surveillance system guarantees complete peace of mind. A rare opportunity to enjoy the most exclusive Mediterranean lifestyle on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Jacuzzi  
Barbeque  
Domotics  
Near Mosque  
Basement  
Access for people with reduced mobility

### Views

Mountain  
Country  
Garden  
Pool  
Courtyard  
Forest  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private Garden  
Easy Maintenance

### Utilities

Electricity

### Orientation

South East

### Setting

Close To Sea  
Town

### Furniture

Part Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
More Than One