



## Townhouse for sale in Marbella, Marbella

1,175,000 €

Reference: SP0908 Bedrooms: 4 Bathrooms: 3 Plot Size: 57m<sup>2</sup> Build Size: 327m<sup>2</sup> Terrace: 76m<sup>2</sup>





## Costa del Sol, Marbella

Luxury New Build Residential Complex in Nueva Andalucía, Marbella Experience the Perfect Blend of Luxury Living and Smart Investment Discover a unique new build residential complex in Nueva Andalucía, Marbella, offering an exclusive lifestyle with the benefits of a secure and profitable investment. Designed for those who seek luxury, comfort, and a hassle-free ownership experience, this development provides a perfect balance between private living and professional management. **Luxury Flex Living – The Best of Both Worlds** This Luxury Flex Living model allows you to own a prestigious home in one of Marbella's most sought-after locations, while benefiting from professional property management. Whether you are looking for a permanent residence, a holiday home, or an investment property, this complex ensures peace of mind and maximum returns. With full regulatory compliance and dedicated management services, your investment is secure, profitable, and stress-free. **Exclusive Features and Premium Amenities** This exceptional residential complex offers a lifestyle of unparalleled luxury and convenience, featuring: Spa & Wellness Centre for relaxation and rejuvenation. Indoor and outdoor communal pools to enjoy all year round. Fully equipped gym for an active and healthy lifestyle. On-site restaurant offering fine dining experiences. Co-working spaces for a seamless work-life balance. 24/7 security and concierge services ensuring safety and comfort. Laundry and housekeeping services for ultimate convenience. **Prime Location in Nueva Andalucía, Marbella** Located in the heart of Nueva Andalucía, this complex is surrounded by 14 world-class golf courses, making it a paradise for golf lovers. Just minutes away from Puerto Banús, Marbella's vibrant nightlife, upscale restaurants, and pristine beaches, residents enjoy both serenity and accessibility. **Distances to Key Points of Interest:** Puerto Banús – 9 minutes Marbella City Center – 15 minutes Puente Romano – 12 minutes Málaga International Airport & Train Station – 30 km **Exquisite Selection of Villas and Apartments** Choose from a variety of luxury homes tailored to your lifestyle: **Apartments:** Elegant 1, 2, or 3-bedroom residences available over 1 or 2 floors, combining luxury with flexibility. **Villas:** Spacious 2, 3, 4, or 6-bedroom homes across 4 floors, offering private amenities for ultimate comfort. **High-End Finishes and Smart Home Features** Each property is built with premium materials and modern technology, including: Armored entrance door for maximum security. High-quality aluminum joinery with thermal break for energy efficiency. Double-glazed laminated safety glass with solar protection. Fully equipped Siemens kitchen appliances. Advanced home automation system (DOMOTICS) controllable via touchscreen and smartphone. Fully installed air conditioning system for year-round comfort. Private pool or jacuzzi in select properties. Covered community garage with at least one parking space per home. **Invest in Luxury – Own a Home in Marbella's Most Prestigious Area** Whether you are looking for a dream home or a lucrative investment opportunity, this new build complex in Nueva Andalucía offers an unparalleled lifestyle in Marbella's most prestigious neighborhood. Contact us today to schedule a visit and secure your luxury home in Nueva Andalucía!





## Features:

### Features

Gym  
Garden  
Near Golf / Golf Resort Property  
Communal Pool  
Gated  
Heating: Yes, Air Conditioning: Yes  
Useable Build Space: 147 Msq.  
Beach: 5000 Meters  
Number of Parking Spaces: 1  
Terrace: 76 Msq.  
Location: Coastal, Urbanisation  
Parking - Space  
Private Pool  
Views: Sea  
Under-Build / Basement  
Double Bedrooms: 4  
Solarium: Yes  
Near Schools  
Near Commercial Center

### Energy Rating

B

### CO2 Emission Rating

B