

## Townhouse for sale in Nueva Andalucía, Marbella

**1,395,000 €**

Reference: R4829938 Bedrooms: 4 Bathrooms: 3 Build Size: 301m<sup>2</sup> Terrace: 100m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

This exquisite townhouse, located in the prestigious area of Nueva Andalucía, Marbella, offers an unparalleled opportunity for luxury living. As one of the most significant properties in the exclusive Urbanization Los Sultans, this residence is a rare find, with only 12 townhouses in the community and never before available for sale. Nestled within a secure, gated community, the property boasts a triple-A location with immediate access to the new paseo leading directly to Puerto Banus. It is conveniently situated next to the Marbella sign roundabout and the famous urbanisation La Mastranza.

The townhouse spans a generous 301m<sup>2</sup>, with 201m<sup>2</sup> of interior space and a 100m<sup>2</sup> terrace, providing ample room for relaxation and entertainment. It features four spacious bedrooms, including a luxurious en-suite, two additional bathrooms, and a guest toilet. The interior is elegantly appointed with marble floors, fitted wardrobes, and electric blinds, ensuring style and comfort. The fully equipped kitchen and the air-conditioned living areas are complemented by a cinema room and a games room, offering a perfect blend of leisure and functionality.

Outdoor living is equally impressive, with a private plunge pool and a barbeque area on the terrace, ideal for enjoying the stunning views of the La Concha mountain. The communal garden and garage further enhance the property's appeal, while the solarium and roof terrace offer additional spaces to unwind and soak in the Mediterranean climate. The townhouse is fully furnished and in excellent condition. It has been recently renovated and refurbished to the highest standards.

Strategically located, the property is within walking distance of Centro Plaza and Puerto Banus and is close to amenities, a variety of which including top-notch dining options, shops, schools, and golf courses. The proximity to the sea, beach, and transport links, as well as the vibrant town and port, make this townhouse a luxurious residence and a sound investment with excellent return potential. This is a unique opportunity to own a piece of prime real estate in one of Marbella's most sought-after areas.

## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium  
Games Room  
Barbeque

### Views

Mountain  
Garden  
Pool  
Urban  
Street

### Pool

Private  
Garden  
Communal  
Category  
Luxury

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Electric Blinds

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Communal