

## Townhouse for sale in Nueva Andalucía, Marbella

**1,350,000 €**

Reference: R4851421    Bedrooms: 3    Bathrooms: 4    Plot Size: 52m<sup>2</sup>    Build Size: 280m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover this exquisite townhouse for sale, located in the heart of Marbella's Nueva Andalucía. This luxury townhouse offers an unparalleled lifestyle, just a 5-minute walk from the world-famous Puerto Banus, with its glamorous marina, nice beaches, and wide selection of restaurants, bars, nightclubs, and boutiques. It is simply a perfect location if you are looking for a property for sale which offers easy access to absolutely everything you could need to enjoy Mediterranean living.

This spacious 3-bedroom townhouse is nestled within a high-end, gated community. The property offers a spacious and functional layout. Enter through the main door, just a few steps up from the private garage, and be greeted by a welcoming hallway. To the right, you'll find a stylish kitchen with an adjacent dining area. Guest toilet to the left of entrance. Straight ahead, the open-plan living and dining room features a cozy fireplace, leading directly to an expansive terrace with steps down to the private garden—perfect for relaxing outdoors.

The lower level of the home includes a versatile space that can be adapted to your needs, as well as a laundry/storage room, a bedroom, and a bathroom, with convenient access to the garage. This area offers excellent potential if you want to open up one wall with large windows and create an exit to the garden. This will bring in more natural light and act as a fantastic fourth bedroom.

Upstairs, the upper floor boasts three beautifully appointed en-suite bedrooms. The master bedroom features ample wardrobe space and opens onto a private terrace with stunning views over the community gardens. Two additional guest bedrooms, both generously sized, come complete with their own bathrooms, offering privacy and comfort for family or visitors.

This townhouse blends elegance and practicality, offering luxurious indoor and outdoor spaces in a prestigious setting. It is surrounded by lush subtropical gardens and offering top-tier amenities, including 24-hour security, two swimming pools, tennis and paddle courts, a beauty salon, and a café.

Ideal for golf enthusiasts, the property is just minutes from the renowned courses of the Golf Valley, adding to its prime location. With international schools, supermarkets, banks, and other conveniences nearby, this townhouse perfectly blends luxury living with everyday convenience.

Whether you're seeking a new permanent home, a holiday residence, or investment opportunity, this townhouse offers the ultimate combination of comfort, style, and exclusivity.

A rare opportunity for those looking to invest in a prime Marbella property.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Fitted Wardrobes  
Tennis Court

### Setting

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

### Garden

Private

### Climate Control

Air Conditioning  
Fireplace

### Pool

Communal

### Security

24 Hour Security  
Alarm System

### Views

Garden

### Kitchen

Fully Fitted  
Partially Fitted

### Parking

Private