



# TOWNHOUSE IN NUEVA ANDALUCIA | MARBELLA

945,000 €

Reference: 1033AMA Bedrooms: 3 Bathrooms: 4 Build Size: 235m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

**Luxury Townhouse for Sale in Nueva Andalucia: Elegance and Comfort in the Heart of Marbella** Welcome to this luxurious townhouse, a true gem located in the heart of Nueva Andalucia. Perfectly positioned just steps from the golden sands of Mistral Beach and a short distance from Puerto Banus, renowned for its high-end boutiques and vibrant nightlife, this exquisite property offers the ideal blend of modern design, comfort, and a prime location. Contemporary Design and Thoughtfully Designed Spaces Completely renovated in 2024, this property offers 235 m<sup>2</sup> of elegant and functional living spaces, including 165 m<sup>2</sup> of interiors and a 70 m<sup>2</sup> terrace. Designed to meet the demands of modern and sophisticated living, the interiors feature:

- Open-plan living area with a modern kitchen, equipped with Siemens appliances and a central island.
- Three en-suite bedrooms, including a master suite with a private balcony and a bathroom featuring a soaking tub.
- Rooftop terrace on the third floor: Complete with a barbecue area, Jacuzzi, and outdoor kitchen, perfect for enjoying Marbella's stunning sunsets.

Every detail has been carefully curated to deliver a living experience that exceeds expectations. **Key Features of the Property**

- Total area: 235 m<sup>2</sup> (165 m<sup>2</sup> interior, 70 m<sup>2</sup> terrace).
- Bedrooms: 3, each with a private bathroom.
- Accessibility: Internal elevator connecting all levels.
- Outdoor spaces: Panoramic terrace with a Jacuzzi and barbecue area.
- Community amenities: Shared pool and landscaped gardens.

**Prime Location in Nueva Andalucia** Nueva Andalucia is one of Marbella's most exclusive residential areas, renowned for its tranquil environment and proximity to essential amenities. This home is just minutes away from:

- Puerto Banus: A hub of luxury shopping and fine dining.
- Real Club de Padel: A top-tier sports club.
- International schools: Including Aloha College and Svenska Skolan Marbella.
- World-class golf courses: Such as Los Naranjos, Las Brisas, and Aloha Golf Club.

**A Strategic Investment Opportunity** Purchasing this luxury townhouse in Nueva Andalucia is not only a lifestyle choice but also a smart investment thanks to:

- Growth potential: Nueva Andalucia remains one of the most sought-after areas on the Costa del Sol.
- High rental yield: Ideal as a primary residence or a vacation rental for luxury travelers.
- Long-term value: The combination of modern design and a strategic location ensures consistent property appreciation over time.

**An Exclusive Lifestyle on the Costa del Sol** Living in this property means embracing the true Costa del Sol lifestyle, surrounded by high-quality services, breathtaking views, and an atmosphere of absolute prestige. Nueva Andalucia is famously known as the 'Golf Valley,' offering a unique mix of sports, relaxation, and social activities. Don't Miss This Opportunity If you're looking for a home that combines luxury, comfort, and an exceptional location, this property is the perfect choice. Contact us today to schedule a private viewing and experience everything this stunning home has to offer. Furniture package available for €30,000. Contact us for more information at +34 663671888, WhatsApp available.



## Features:

### Features

Covered Terrace  
Private Terrace  
Fitted Wardrobes  
Solarium  
Jacuzzi  
Barbeque

### Views

Mountain  
Panoramic

### Pool

Communal

### Garden

Communal

### Energy Rating

In Progress

### Orientation

South Facing

### Setting

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

### Furniture

Optional

### Security

Gated Complex

### CO2 Emission Rating

In Progress

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Kitchen

Furnished  
Fully Fitted

### Category

Luxury