



## Townhouse for sale in Nueva Andalucía, Marbella

**1,800,000 €**

Reference: R5021617 Bedrooms: 4 Bathrooms: 5 Build Size: 385m<sup>2</sup> Terrace: 125m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Nestled in the coveted enclave of Nueva Andalucia, this meticulously renovated townhouse offers the ultimate expression of refined living. Spread across four levels, the residence boasts panoramic sea views from its main level, where an expansive living area seamlessly integrates with a modern open-plan kitchen and separate dining space. The living area, spanning two levels, enhances the sense of openness and comfort. The property features three generously sized bedrooms plus a versatile office, complemented by four bathrooms equipped with underfloor heating and a convenient guest toilet. Direct access from the living area leads to a private garden, ideal for serene outdoor gatherings. A standout feature awaits atop the residence—a stunning rooftop terrace boasting sweeping views of both the sea and Aloha Golf Club. Here, a private plunge pool, outdoor kitchen, and dining area create an unparalleled setting for entertaining and relaxation. Further enhancing its allure, the townhouse hosts a state-of-the-art spa on its underground level. This private retreat includes a luxurious hammam, a Finnish sauna with a music system, shower bucket, and cold water showers—providing the ultimate in relaxation and rejuvenation. Additional amenities include private parking for two cars within the gated community of 42 townhouses. Residents also enjoy access to two outdoor pools, a tennis court, and proximity to international schools, premier golf courses, Marbella, and Puerto Banús—ensuring a lifestyle of convenience and sophistication. This exceptional property represents an exclusive opportunity to experience the finest in Marbella living, blending modern luxury with unparalleled amenities in a prime location.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Sauna  
Paddle Tennis  
Barbeque  
Basement

### Views

Sea  
Mountain  
Panoramic  
Garden  
Golf

### Pool

Private

### Garden

Private

### Category

Golf  
Luxury

### Orientation

South

### Setting

Close To Golf  
Close To Schools  
Frontline Golf

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Energy Rating

B

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Excellent  
Recently Renovated

### Kitchen

Kitchen-Lounge

### Parking

Private  
More Than One

### CO2 Emission Rating

B