



## Townhouse for sale in Nueva Andalucía, Marbella

**875.000 €**Reference: R5076373   Bedrooms: 4   Bathrooms: 5   Plot Size: 35m<sup>2</sup>   Build Size: 421m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Elegant Family Townhouse in the Heart of Nueva Andalucía, Marbella's Golf Valley Welcome to this beautifully maintained and spacious townhouse, ideally situated in the prestigious Golf Valley of Nueva Andalucía. This four-level home combines comfort, style, and convenience—perfect for family living or as a luxurious holiday retreat. The main floor welcomes you with sunny patio, leading into a large, fully equipped independent kitchen. The generous open-plan living and dining area flows seamlessly onto a west-facing terrace and private garden, with direct access to the community swimming pool—ideal for relaxing or entertaining. A guest toilet adds practicality to this level. On the first floor, you'll find two generously sized bedrooms, each with its own ensuite bathroom and private terrace, offering peaceful retreats with ample natural light. The top floor hosts a spacious bedroom featuring an ensuite bathroom, a large terrace with panoramic views of the golf course, and a sunny west-facing solarium for tranquil evenings. The expansive basement with natural light is a versatile space, perfect for -another bedroom, home cinema, playroom, office, or music studio. It also includes a guest bathroom, a laundry area, and direct access to an underground private garage with space for two vehicles. The house is constructed with the best quality materials and finishings. Located in an exclusive and private complex with very few neighbors. Enjoy tranquility in the beautifully landscaped gardens, swimming pool and gym area, Just a short drive to Puerto Banús and Marbella, it's an unbeatable location for golf lovers and those seeking the best of Costa del Sol living. Move-in ready—don't miss this exceptional opportunity! Total Constructed m<sup>2</sup>: 421,62 m<sup>2</sup> Garden Space: 35m<sup>2</sup> 4 levels 4 bedrooms 4 bathrooms 1 guest lavatory on the ground floor 2 terraces 2 balconies 1 solarium on the upper level -1 level - basement + underground parking for two cars (approx. 60-65 sq. meters) Front yard Back yard Additional features include: Climate control with heating, Underfloor heating, in bedrooms and bathrooms, Electric blinds in living area, Fitted wardrobes in all bedrooms Alarm system



## Features:

**Caratteristiche**

Terrazza coperta  
Vicino ai mezzi di trasporto

Terrazza privata

Ripostiglio

Bagno privato

Doppio vetro

Armadi a muro

Solarium

Palestra

Ripostiglio

**Collocamento**

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Vicino alla foresta  
Vicino al porto

**Mobilia**

Non arredato

**Sicurezza**

Complesso residenziale privato  
Sistema di allarme  
Persiane elettriche  
Citofono

**Orientamento**

Est

Ovest

**Climate Control**

Aria condizionata  
Freddo a/c  
Caldo a/c

**Condizione**

Buona

**Piscina**

Condominiale

**Cucina**

Completamente arredata

**Parcheggio**

Garage

Più di uno

**Giardino**

Privato

**Categoria**

Investimento

Lusso

Rivendita