



# 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>





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## 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 m2: 421,62 m2 Garden Space: 35m2 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

### Mobili

Non arredato

### Sicurezza

Complesso residenziale privato  
Sistema di allarme  
Persiane elettriche  
Citofono

### Orientamento

Est  
Ovest

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Garage  
Più di uno

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Piscina

Condominiale

### Giardino

Privato

### Categoria

Investimento  
Lusso  
Rivendita