



## Townhouse for sale in Nueva Andalucía, Marbella

**760.000 €**Reference: R5226328   Bedrooms: 5   Bathrooms: 3   Plot Size: 16m<sup>2</sup>   Build Size: 166m<sup>2</sup>   Terrace: 60m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Stunning 5-Bedroom Townhouse in Altos del Rodeo, Nueva Andalucía – Steps from Puerto Banús and the Beach Seize this exceptional opportunity to own a spacious family townhouse in the exclusive Altos del Rodeo urbanisation, nestled in Marbella's prestigious Nueva Andalucía – the heart of the 'Golf Valley' on the Costa del Sol. This serene, gated community offers resort-style living with lush gardens, communal pools, and secure parking, just a 10-15 minute walk from the golden sands of Mistral Beach and the glamorous Puerto Banús marina, famed for its designer boutiques, yacht-filled harbour, fine dining, and vibrant nightlife. Everyday conveniences abound: supermarkets, international schools, gyms, and sports facilities are right on your doorstep, with world-class golf courses like Los Naranjos and Aloha nearby. The A-7 motorway provides swift access to Marbella's historic old town or Málaga Airport, making this an ideal haven for families or investors in a thriving market where similar properties command premium prices and strong appreciation. Spanning three levels across 166 m<sup>2</sup> of built space, this south-facing gem boasts abundant natural light and a versatile layout perfect for large families or holiday rentals. The ground floor features a welcoming living-dining area with a cosy fireplace and parquet flooring, a fully equipped kitchen, and access to a private terrace and balcony for al fresco enjoyment. Upstairs, five generous bedrooms with fitted wardrobes provide ample space, complemented by three modern bathrooms. With air conditioning throughout and a proven track record as a high-yield investment—generating approximately €50,000 for the summer months alone through short-term lets—this property promises excellent returns in Nueva Andalucía's booming rental scene, where 5-bedroom townhouses can fetch €25,000+ monthly in peak season. This well-maintained home in a low-density development is ready to move in and capitalise on its prime location—contact us today to arrange a viewing and secure your slice of Mediterranean paradise.



## Features:

**Caratteristiche**

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Wifi  
Ripostiglio  
Pavimenti in legno  
Jacuzzi  
Accesso Privato  
Barbecue  
Vicino alla chiesa  
Fibra ottica

**Orientamento**

Sud

**Climate Control**

Aria condizionata  
Camino

**Viste**

Giardino  
Giardino

**Collocamento**

Area commerciale  
Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alle scuole  
Città  
Vicino al porto

**Condizione**

Eccellente  
Recentemente ristrutturato  
Recentemente rinnovato

**Piscina**

Condominiale  
**Giardino**  
Condominiale  
Privato

**Mobilia**

Completamente arredato  
**Sicurezza**  
Complesso residenziale privato

**Cucina**

Completamente arredata  
**Parcheggio**  
Strada