

NUEVA ANDALUCÍA

399,000 €

REFERENCE R4933519

Exquisite Modern Townhouse: A Sanctuary in La Campana, Nueva Andalucía

2	2	76 m²	114 m²	38 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled in the vibrant and highly sought-after enclave of La Campana, Nueva Andalucía, this exquisitely refurbished two-bedroom townhouse represents the epitome of modern Mediterranean living. Located in the heart of Southern Spain's most prestigious coastal region, this property offers an unparalleled blend of convenience, luxury, and privacy. From its tranquil setting, residents can effortlessly access the finest amenities, world-class entertainment, and the stunning natural beauty that defines this part of the Costa del Sol.

Nueva Andalucía is renowned for its lush landscapes, championship golf courses, and an international ambiance that attracts discerning individuals from across the globe. La Campana, in particular, offers a charming village-like atmosphere with immediate access to a plethora of local shops, gourmet restaurants, and essential services, all within a short, leisurely stroll. This prime positioning ensures that daily errands and delightful dining experiences are always just moments away, fostering a lifestyle of comfort and ease.

Beyond the immediate charming surroundings of La Campana, the strategic location of this townhouse places you at the epicenter of Marbella's most desirable attractions. A mere short drive transports you to the glamorous shores and sophisticated designer boutiques of Puerto Banús, where opulent yachts, high-end shopping, and vibrant nightlife create an electric atmosphere. For those who appreciate outdoor pursuits, the area boasts an impressive array of world-class golf courses, tennis clubs, and state-of-the-art sports facilities, all within easy reach, catering to every passion and pursuit.

This home isn't just a dwelling; it's a gateway to an enviable Mediterranean lifestyle, where sun-drenched days seamlessly blend with sophisticated evenings. The convenience of being centrally located yet retaining a sense of private retreat is a rare and highly coveted attribute, making this townhouse an ideal choice for both permanent residency and luxurious holiday escapes.

Step into a world where modern elegance meets functional design. This townhouse has undergone a meticulous, full-scale renovation, transforming it into a contemporary haven. Unlike properties within communal developments, this individual home stands proudly independent, offering complete autonomy and the significant advantage of being free from community fees. This independence not only ensures maximum privacy but also translates into lower running costs, allowing you to fully enjoy your investment without the additional financial commitments often associated with communal living.

Access to the home is through a charming courtyard-style entrance, immediately setting a tone of understated sophistication and welcoming warmth. This private entry leads directly into a thoughtfully designed hallway, which serves as a practical and elegant transition space. Here, an extensive range of bespoke built-in wardrobes provides ample, discreet storage, ensuring a clutter-free and serene environment from the moment you step inside.

The hallway seamlessly transitions into the heart of the home: a magnificent open-plan living area. This expansive space has been ingeniously configured to accommodate a comfortable sitting area, perfect for relaxation and social gatherings, alongside a dedicated study area that offers a quiet corner for work or reading. The design prioritizes natural light and an effortless flow, creating an inviting and airy ambiance throughout.

Central to this open concept is the superb, state-of-the-art kitchen, a true culinary masterpiece. It features a full range of high-end, integrated units that blend seamlessly with the aesthetic, providing both functionality and sleek design. The luxurious composite marble-effect worktops offer generous preparation space, complementing the contemporary feel. A stunning central island unit takes pride of place, ingeniously incorporating space for breakfast and informal dining, making it the perfect hub for family meals or entertaining guests. This gourmet kitchen is fully equipped with a comprehensive suite of premium integrated appliances, including a sophisticated wine cooler, catering to every modern lifestyle need.

From the sitting area, large, elegant doors provide direct access to the private courtyard terrace. This outdoor oasis enjoys a coveted sunny Westerly aspect, bathing the space in glorious afternoon and evening sun – ideal for unwinding after a long day or enjoying spectacular sunsets. Thoughtfully designed, the terrace provides ample space for comfortable lounging furniture, allowing you to relax in the sun, as well as a designated area for al fresco dining. This intimate outdoor setting extends the living space, offering a private retreat for entertaining or simply enjoying the idyllic Mediterranean climate.

The townhouse boasts two exquisitely designed bedrooms, each conceived as a private sanctuary. Both bedrooms are equipped with bespoke fitted wardrobes, maximizing storage while maintaining a clean and minimalist aesthetic. Crucially, each bedroom benefits from its own luxurious en-suite bathroom, offering unparalleled comfort and convenience. These spa-like bathrooms feature contemporary fittings and spacious walk-in shower enclosures, providing a refreshing and indulgent experience for residents and guests alike.

Adding to the home's exceptional functionality, a discreetly located courtyard area at the rear of the property houses a premium Miele washing machine, providing a dedicated and convenient utility space. Additionally, a stylish guest WC is thoughtfully integrated, offering extra convenience for visitors without compromising the privacy of the en-suite facilities.

Every detail in this refurbishment has been considered to ensure maximum comfort and efficiency. State-of-the-art hot and cold air conditioning is installed throughout the property, ensuring optimal climate control in all seasons. The home also benefits from brand new double-glazed windows, which not only enhance insulation and reduce noise but are complemented by electric blinds for effortless light management and privacy. Furthermore, to elevate the level of luxury and convenience, the property features independent water heating for each bathroom, the kitchen, and the guest WC, guaranteeing instant and ample hot water supply wherever and whenever needed. Embracing sustainable living, solar panels have been expertly installed, significantly contributing to the property's energy efficiency and offering economical electricity, underlining a commitment to both comfort and environmental responsibility.

This fully refurbished townhouse in La Campana, Nueva Andalucía, offers more than just a home; it presents a lifestyle. It’s a meticulously crafted residence designed for those who appreciate modern luxury, unparalleled convenience, and the vibrant culture of Southern Spain. With its prime location, sophisticated interiors, and thoughtful amenities, this property stands as a testament to exceptional design and comfortable living. Experience the ultimate in Marbella living – a perfect blend of urban accessibility and private tranquility. Welcome to your new sanctuary.

Details

Reference	R4933519	Property Type	Terraced Townhouse
Status	Sale	Price	399,000 €
Bedrooms	2	Bathrooms	2
Build size	76 m²	Plot Size	114 m²
Terrace	38 m²	Parking places	by request

Features

Air conditioning, Parking