+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

799,000 €

REFERENCE R5076373

Elegant Family Townhouse: A Sanctuary of Luxury in Marbella's Prestigious Golf Valley

4	5	421 m²	35 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Welcome to an exceptional opportunity presented by Luxury Realty: a sophisticated four-level townhouse, gracefully situated in the very heart of Nueva Andalucía, Marbella's renowned Golf Valley. This magnificent property is more than just a home; it is a meticulously maintained sanctuary that seamlessly blends comfort, refined style, and unparalleled convenience, offering the quintessential luxury lifestyle of Southern Spain. Whether you envision it as a permanent family residence or an exquisite holiday retreat, this townhouse promises an experience of elevated living.

Upon entering the main floor, you are greeted by a charming, sun-drenched patio, setting a welcoming tone. This leads directly into a large, fully equipped independent kitchen, designed for both culinary enthusiasts and everyday functionality, featuring high-end appliances and ample counter space. The journey continues into an expansive open-plan living and dining area, a space crafted for elegant entertaining and relaxed family gatherings. From here, large glass doors invite you to step out onto a serene, west-facing terrace and a private garden, providing a seamless transition between indoor and outdoor living. This private oasis offers direct access to the inviting community swimming pool, creating an ideal setting for relaxation, alfresco dining, or entertaining guests in the balmy Andalusian climate. A thoughtfully placed guest toilet on this level enhances practicality and convenience for residents and visitors alike.

Ascending to the first floor reveals a haven of privacy and comfort. Here, you will discover two generously proportioned bedrooms, each meticulously designed as a private suite. Both bedrooms boast their own luxurious en-suite bathrooms, finished with premium materials, and benefit from private terraces. These personal balconies offer peaceful retreats, bathed in ample natural light, where one can enjoy a morning coffee or an evening aperitif, providing a tranquil escape from the day’s activities.

The top floor is dedicated to an impressive master suite, a true pinnacle of luxury within the home. This spacious bedroom features an opulent en-suite bathroom, ensuring a private and indulgent experience. The highlight of this level is undoubtedly the expansive terrace, offering breathtaking panoramic views across the verdant golf course – a vista that truly encapsulates the essence of the Golf Valley. Adjacent to this, a sunny, west-facing solarium provides a secluded spot for quiet contemplation, sunbathing, or enjoying the spectacular Marbella sunsets in complete tranquility.

One of the most remarkable features of this townhouse is its expansive lower level. This versatile basement, surprisingly illuminated by natural light, presents endless possibilities. Encompassing approximately 60-65 square meters, it is perfectly suited for conversion into an additional bedroom, a state-of-the-art home cinema, a vibrant playroom for children, a dedicated home office, or even a professional music studio. This level also incorporates a convenient guest bathroom and a dedicated laundry area, adding significant functionality. Furthermore, it offers direct, secure access to a private underground garage, providing ample space for two vehicles and ensuring both convenience and peace of mind.

Built with an unwavering commitment to quality, this residence boasts the finest materials and superior finishes throughout. Additional features include an advanced climate control system with heating, luxurious underfloor heating in all bedrooms and bathrooms for ultimate comfort, electric blinds in the living area for effortless light control, and fitted wardrobes in all bedrooms maximizing storage. An integrated alarm system provides enhanced security, complementing the exclusivity of the complex.

Situated within an exclusive and private complex, this townhouse benefits from a serene environment with very few neighbours, ensuring utmost privacy and tranquility. Residents can enjoy beautifully landscaped gardens, a refreshing swimming pool, and a well-equipped gym area. The location is truly unbeatable for golf enthusiasts, being nestled within the world-famous Golf Valley of Nueva Andalucía. Beyond golf, its prime position offers easy access, just a short drive away, to the vibrant luxury marina of Puerto Banús and the charming historic town of Marbella. This prime location in Southern Spain provides immediate access to the best that the Costa del Sol has to offer, from world-class dining and shopping to pristine beaches and a lively cultural scene.

With a total constructed area of 421.62 m2, complemented by a 35m2 private garden space, this move-in ready property offers an unparalleled lifestyle. Don't miss this exceptional opportunity to acquire a prestigious address in one of Marbella's most sought-after locations.

Details

Reference	R5076373	Property Type	Terraced Townhouse
Status	Sale	Price	799,000 €
Bedrooms	4	Bathrooms	5
Build size	421 m²	Plot Size	35 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, Alarm system, Parking, Investment, Resale

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella