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NUEVA ANDALUCÍA

690,000 €

REFERENCE R5186383

Exquisite Refurbished Townhouse in Atalaya Rio Verde: Your Luxury Oasis Near Puerto Banús, Nueva Andalucía

3	3	165 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE











Description

Welcome to an unparalleled lifestyle opportunity in the prestigious enclave of Atalaya Rio Verde, a jewel nestled within the heart of Nueva Andalucía, Southern Spain. This meticulously refurbished townhouse, presented by Luxury Realty, offers a harmonious blend of contemporary elegance, expansive living spaces, and an enviable location just a mere five-minute drive from the glamorous marina of Puerto Banús. Immerse yourself in a world where luxury meets convenience, where the vibrant pulse of Marbella's most sought-after destinations is at your fingertips, yet you reside in a serene and exclusive private urbanisation.

A Grand Residence Spanning Four Levels of Sophistication

This magnificent townhouse redefines spacious living, thoughtfully distributed across four distinct levels, each designed with comfort and sophistication in mind. Upon entering, you are greeted by the grandeur of the ground floor, which serves as the social heart of the home. Here, a generously proportioned living-dining room provides an inviting ambiance for both intimate family moments and entertaining guests. This space seamlessly extends onto a private open terrace, offering an ideal setting for al-fresco dining, morning coffees, or simply enjoying the balmy Mediterranean climate. Complementing this social hub is a brand-new, open-plan, fully fitted kitchen, equipped with state-of-the-art appliances and sleek finishes, promising a culinary experience that is both functional and aesthetically pleasing. A large, separate storage room on this level adds to the practicality of daily living.

Ascending to the upper floors, the townhouse transitions into private sanctuaries designed for ultimate relaxation. Each of the subsequent floors is home to a comfortable bedroom and a complete, elegantly appointed bathroom, ensuring privacy and convenience for all residents and guests. These well-proportioned spaces are designed to offer tranquil retreats, bathed in natural light and finished with high-quality materials that reflect the property's overall luxury ethos. The thoughtful distribution provides a sense of individual space while maintaining the cohesive flow of a modern family home.

Rooftop Serenity and Unrivalled Versatility

The journey through this exceptional residence culminates on the uppermost floor, where practicality meets indulgence. Here, a dedicated laundry room provides essential convenience, with direct access to an expansive private solarium. This rooftop haven offers significant potential for creating a bespoke outdoor living space – imagine sun-drenched lounging areas, an outdoor kitchen, or even a chic entertainment zone, all while enjoying the surrounding views of the lush urbanisation. It's an elevated escape perfect for basking in the Spanish sun or stargazing on a clear night.

Beyond its primary living quarters, this townhouse boasts an extraordinary level of versatility, making it an exceptionally attractive proposition. The property features a substantial basement area, which has been ingeniously transformed into a self-contained apartment. This independent unit comprises its own bathroom and kitchen, offering an ideal solution for accommodating guests with utmost privacy, housing live-in staff, or generating additional rental income. The possibilities are truly endless, adding significant value and flexibility to the home.

Further enhancing its unique appeal, an additional independent apartment is located at the entrance of the property. This separate dwelling includes one bedroom, one bathroom, a comfortable living room, and a fully equipped kitchen. This second self-contained unit presents an incredible opportunity for multi-generational living, a dedicated home office, or, critically, a highly desirable rental unit. Its independent access ensures complete autonomy, making it a compelling asset for investors seeking to maximize their returns in the thriving Marbella rental market.

Modern Comforts, Exclusive Community, and Lifestyle Par Excellence

No detail has been overlooked in ensuring a lifestyle of comfort and convenience. The townhouse is fully equipped with contemporary amenities, including electric blinds for effortless light control and enhanced security, as well as an independent hot and cold air conditioning system throughout, guaranteeing optimal climate control regardless of the season. These features combine to create an environment of year-round comfort and modern efficiency.

Nestled within a private urbanisation, the property benefits from the security and tranquility of a gated community. Residents have exclusive access to meticulously manicured, lush Mediterranean gardens and sparkling communal swimming pools, offering idyllic spots for relaxation, recreation, and social gatherings. This serene setting provides a perfect backdrop for a family home, fostering a sense of community and providing safe, beautiful spaces for outdoor enjoyment.

The location of Atalaya Rio Verde in Nueva Andalucía is truly unbeatable. Just a few minutes' walk from the world-renowned Puerto Banús, residents have immediate access to an array of luxury amenities: pristine beaches and beach clubs, high-end shopping boutiques, gourmet restaurants, vibrant nightlife, and prestigious hotels. Furthermore, the area is surrounded by some of the Costa del Sol's finest golf courses, reputable international schools, and a comprehensive selection of services, ensuring that every need and desire is effortlessly met. This prime positioning makes the townhouse not only a perfect family home but also an outstanding rental investment, promising strong returns due to its high demand and strategic location.

This magnificent refurbished townhouse is more than just a home; it is an entry into an exclusive Mediterranean lifestyle, offering unparalleled luxury, versatility, and investment potential in one of Southern Spain's most coveted locations. Contact Luxury Realty today to discover this exceptional opportunity.

Details

Reference	R5186383	Property Type	Terraced Townhouse
Status	Sale	Price	690,000 €
Bedrooms	3	Bathrooms	3
Build size	165 m²	Plot Size	–
Terrace	50 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Mountain views, Private garden, Parking, Holiday Home, Investment, Resale

Personal advice

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

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