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



NUEVA ANDALUCÍA

475,000 €

REFERENCE R5299240

Discover Your Dream Andalusian Retreat in Prestigious Nueva Andalucía

3

BEDROOMS

150 m²

BUILT













Description

Nestled within the sun-kissed landscapes of Southern Spain, in the highly sought-after and rapidly flourishing enclave of Nueva Andalucía, lies an exceptional opportunity to acquire a distinguished three-storey Andalusian style townhouse. This captivating residence, offered by Luxury Realty, perfectly blends traditional charm with modern living, presenting an unparalleled prospect for both discerning homeowners and astute investors. Its prime location, character-filled architecture, and versatile spaces establish it as a truly remarkable find within one of Marbella's most desirable residential areas.

A Coveted Address: Life in Nueva Andalucía, Southern Spain

Nueva Andalucía is not merely a location; it is a lifestyle. Renowned globally as the 'Golf Valley,' this prestigious area offers an exquisite blend of natural beauty, luxurious amenities, and an international community. Residents enjoy immediate access to world-class golf courses such as Las Brisas, Aloha, and Los Naranjos, all within a stone's throw. Beyond golf, the vibrant energy of Puerto Banús, with its designer boutiques, exquisite dining, and glamorous marina, is just minutes away. The area boasts an array of international schools, gourmet supermarkets, health clubs, and pristine beaches, ensuring every convenience is at your fingertips. Living here means embracing a dynamic and sophisticated Mediterranean lifestyle, where the allure of Marbella’s coast meets the tranquility of a well-established, verdant neighbourhood. This townhouse places you at the heart of it all, offering convenience, prestige, and endless recreational possibilities.

The strategic position of this townhouse within Nueva Andalucía ensures both peaceful residential living and effortless access to the region’s bustling social scene. Its setting in a well-established yet continually developing sector means that property values are on a consistent upward trajectory, promising a solid return on investment. Imagine waking to the gentle Spanish sun, with championship golf courses, stunning beaches, and gourmet dining all within easy reach, creating an idyllic backdrop for a life of comfort and sophistication. This property is more than a home; it's a gateway to the quintessential Marbella experience.

Exquisite Andalusian Charm & Thoughtful Design

Step inside this charming townhouse and immediately feel the warmth and character of its Andalusian heritage. Every detail has been thoughtfully considered to provide a harmonious blend of aesthetic appeal and functional living. The three-storey layout offers a generous sense of space and privacy, adapting effortlessly to various lifestyle needs.

The Main Living Level: Seamless Indoor-Outdoor Flow

The ground floor serves as the heart of the home, designed for both relaxed family living and elegant entertaining. A spacious and inviting living room welcomes you, bathed in natural light and offering ample space for comfortable seating arrangements. Adjacent to this, a modern, semi-open kitchen provides a seamless connection, allowing for social interaction while preparing culinary delights. This intelligently designed kitchen is both practical and stylish, ensuring convenience for everyday meals and larger gatherings. Additionally, this level features a discreet guest toilet for convenience and a practical pantry, offering invaluable storage solutions.

One of the most captivating features of the main living level is the intimate terrace, which offers direct and private access to the communal swimming pool. This exquisitely maintained pool area is a rare gem, shared by only three properties, thus guaranteeing a truly private and tranquil residential atmosphere. Picture yourself enjoying leisurely mornings with a coffee al fresco, or unwinding in the afternoon sun, just steps away from a refreshing dip. This outdoor oasis enhances the property’s appeal, offering a serene escape within your own immediate surroundings, fostering a sense of exclusivity and relaxation.

Upper Level: Private Retreats

Ascending to the upper level reveals the private quarters of the home, meticulously designed for comfort and serenity. This floor comprises two well-appointed bedrooms, each offering a peaceful sanctuary after a day of exploring or relaxation. One of these bedrooms boasts the luxury of an en-suite bathroom, providing an added layer of convenience and privacy. Both bedrooms are designed to maximize natural light and offer tranquil spaces for rest, making them ideal for both residents and guests. The

thoughtful layout ensures that personal space is paramount, creating a comfortable and inviting environment for all occupants.

The Solarium Level: A Canvas for Your Lifestyle

The pinnacle of this townhouse's versatility lies on the solarium level. Here, an additional built room offers an extraordinary opportunity to customize your living space according to your unique requirements. With direct access to the expansive solarium terrace, this multi-purpose studio can effortlessly transform into a productive home office, a cozy guest suite, a vibrant leisure area, a private gym, or an artist's studio. The possibilities are truly endless, providing unparalleled flexibility to adapt to your evolving lifestyle.

The accompanying solarium terrace is an undeniable highlight, offering generous space for sunbathing, al fresco dining, or simply enjoying the pleasant Mediterranean climate. Imagine hosting gatherings under the stars, cultivating a rooftop garden, or simply unwinding with panoramic views of the surrounding area. This elevated outdoor space adds significant value and enjoyment to the property, creating an additional dimension of living that is both luxurious and functional.

Unrivaled Potential & Investment Opportunity

This townhouse represents a robust and compelling investment in an increasingly sought-after location. Nueva Andalucía's property market consistently demonstrates strong appreciation potential, driven by its enduring appeal to an international clientele. The blend of character, prime location, and flexible living spaces positions this property for significant value enhancement over time, making it an intelligent acquisition for those looking to capitalize on Marbella's thriving real estate market.

While the property embraces the convenience of its central location, it also offers practical solutions for parking. Ample street parking is readily available in the vicinity, ensuring hassle-free accessibility for residents and visitors alike. Furthermore, for those desiring dedicated secure parking, garage spaces can be conveniently rented in a nearby building, located approximately 20 metres from the property. This thoughtful provision ensures that parking concerns are effectively addressed, allowing residents to fully enjoy the myriad benefits of this exceptional home.

Ultimately, this charming Andalusian style townhouse is an appealing and shrewd option for discerning buyers seeking a well-located property with authentic character, remarkable flexibility, and substantial long-term potential. It's an invitation to experience the very best of Marbella living, encapsulated within a home that promises comfort, luxury, and a wise investment in one of Southern Spain's most desirable residential areas.

Details

Reference	R5299240	Property Type	Terraced Townhouse
Status	Sale	Price	475,000 €
Bedrooms	3	Bathrooms	by request
Build size	150 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Private garden

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