

LA HEREDIA

750,000 €

REFERENCE R5343562

Exquisite Andalusian Townhouse with Panoramic Views in Prestigious La Heredia

3	4	167 m²	27 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an unparalleled living experience at this magnificent 3-bedroom townhouse, gracefully nestled within La Heredia, arguably one of the most enchanting and secure communities gracing the sun-drenched Costa del Sol. This property, presented by Luxury Realty, offers not just a home, but a lifestyle defined by sophistication, comfort, and breathtaking beauty in Southern Spain.

From the moment you arrive, the quintessential charm of La Heredia embraces you. A short, elegant ascent up a set of steps leads you into a picturesque shared courtyard, adorned with vibrant bougainvillea and traditional Spanish tiling. This idyllic entrance sets the tone for the warm, inviting, and utterly unique atmosphere that permeates every corner of this distinguished residence.

Upon entering the townhouse, you are immediately greeted by the serene privacy of the ground floor, which hosts two generously proportioned bedrooms. Both suites have been thoughtfully renovated to include luxurious en-suite bathrooms, complete with contemporary fixtures and finishes, ensuring a spa-like experience. Each bedroom also features bespoke built-in wardrobes, offering ample storage and contributing to the sleek, uncluttered aesthetic. This level is perfectly designed for guest accommodation, family members seeking their own sanctuary, or even a home office, guaranteeing comfort and discretion. A separate, well-appointed laundry room on this floor adds an invaluable layer of practicality and convenience to daily living.

Ascending to the first floor reveals the vibrant heart of the home: the main living area. Here, natural light streams effortlessly through expansive windows, illuminating an open-plan layout that seamlessly connects the living room with the stylish, modern kitchen. This bright and welcoming environment is perfectly configured for both intimate family moments and elegant entertaining. The living area extends gracefully onto a private, southwest-facing balcony, offering charming open views and an ideal spot for morning coffee or an evening aperitif. A second balcony, accessible directly from the kitchen, provides an additional outdoor retreat, perfect for enjoying al fresco dining or simply soaking in the glorious Mediterranean sunshine. For added convenience, a chic guest toilet is thoughtfully placed on this level.

The journey through this exceptional property culminates on the upper floor, where you will discover the versatile third bedroom. Currently configured as a sophisticated lounge and workspace, this flexible space can effortlessly adapt to your specific needs – whether as a tranquil reading nook, a dedicated home office, or a third private sleeping quarter. From this vantage point, you step directly onto the crowning glory of this townhouse: a truly expansive rooftop terrace. This is where the magic of La Heredia truly unfolds. Prepare to be captivated by awe-inspiring panoramic vistas stretching across the glittering Mediterranean Sea, encompassing the iconic silhouettes of Marbella and the vibrant energy of Puerto Banús, the majestic rock of Gibraltar, and even the distant, mystical coastline of Morocco. This magnificent terrace is undeniably the ultimate sanctuary for relaxation, sunbathing, entertaining guests, and, most famously, witnessing some of the most spectacular sunsets the Costa del Sol has to offer.

Built in 2008, this townhouse perfectly marries contemporary luxury with the authentic, timeless Andalusian charm for which La Heredia is celebrated. Every detail has been considered for year-round comfort, including newly installed window frames and double glazing throughout, state-of-the-art underfloor heating, and a central hot and cold air conditioning system. The property is offered fully furnished, meticulously curated with tasteful decor, ensuring a seamless, turn-key transition into your new luxury lifestyle.

La Heredia itself is a jewel of a community, renowned for its picturesque, cobbled streets, vibrant plazas, and unique architecture reminiscent of a traditional Andalusian village. Located strategically on the Costa del Sol, in Southern Spain, it offers residents the perfect blend of tranquility and accessibility. Within minutes, you can reach the glamorous resorts of Marbella and Puerto Banús, world-class golf courses, pristine beaches, and an array of fine dining and entertainment options. The community is meticulously maintained and boasts 24-hour security, providing ultimate peace of mind. Residents benefit from access to two immaculate communal swimming pools, one of which is heated for year-round enjoyment, a dedicated underground parking space, and a private storage room. For everyday convenience, a delightful bakery, a traditional butcher, a charming restaurant, and a welcoming bar are all situated within the community, just a short, pleasant stroll from your doorstep.

This exceptional property comes with a valid LPO (Licencia de Primera Ocupación), and the application for a touristic license is straightforward, presenting an outstanding opportunity for investors. Whether you are seeking a magnificent permanent residence where every day feels like a holiday, or a lucrative rental property in a highly sought-after location, this townhouse in La Heredia represents a truly excellent option. Embrace the pinnacle of Mediterranean living with Luxury Realty.

Details

Reference	R5343562	Property Type	Terraced Townhouse
Status	Sale	Price	750,000 €
Bedrooms	3	Bathrooms	4
Build size	167 m²	Plot Size	–
Terrace	27 m²	Parking places	by request

Features

Pool, Sea views, Mountain views, 24H Security, Parking