

NUEVA ANDALUCÍA

1,100,000 €

REFERENCE R5472994

An Exquisite Opportunity: Reduced Luxury Townhouse with Tourist Licence in Nueva Andalucía's Golf Valley

3	3	330 m²	100 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents an exceptional opportunity to acquire a distinguished townhouse in the very heart of Nueva Andalucía, Marbella's coveted Golf Valley. Recently reduced in price and boasting an active tourist-rental registration, this spacious three-bedroom residence offers an unparalleled blend of lifestyle, comfort, and investment potential. Whether envisioned as a sophisticated permanent home, an idyllic holiday retreat, or a lucrative vacation rental asset, this property stands as a testament to prime Mediterranean living in the illustrious South of Spain.

Prime Location: The Epitome of Marbella Living

Nestled within the secure and meticulously maintained residential enclave of Last Green, this townhouse enjoys an enviable position amidst the verdant landscapes of Marbella's most prestigious golf courses. Imagine waking up to the serene views of Aloha Golf, Las Brisas, and Los Naranjos, all just moments from your doorstep. Nueva Andalucía is renowned for its vibrant yet tranquil atmosphere, offering residents the perfect balance of exclusive leisure and convenient access to essential amenities.

The strategic location ensures that the cosmopolitan allure of Puerto Banús, with its designer boutiques, world-class restaurants, and vibrant nightlife, is merely a short drive away. Families will appreciate the proximity to esteemed international educational institutions, including Aloha College, while sports enthusiasts can indulge in the facilities of the Manolo Santana Racquets Club. This is not just a home; it is a gateway to a lifestyle defined by luxury, convenience, and the quintessential Marbella experience.

A Residence of Grandeur and Andalusian Charm

Spanning an impressive 330 m² of meticulously designed built accommodation, complemented by an additional 100 m² of private terraces, this townhouse unfolds gracefully across multiple levels. It masterfully combines expansive interior spaces with secluded outdoor havens, all imbued with a timeless Andalusian character that speaks of elegance and warmth. Every detail has been considered to create an environment that is both luxurious and eminently comfortable, perfect for discerning individuals seeking a refined living experience.

Elegant Interiors and Seamless Flow

The journey through this magnificent home begins on the entrance level, where a welcoming, spacious hallway sets the tone. Here, a convenient guest toilet is thoughtfully placed, leading into a fully fitted, contemporary kitchen equipped for culinary excellence, complete with a separate utility room for ultimate practicality. The adjacent dining area offers charming views over the main living room, fostering an open yet intimate atmosphere for meals and gatherings. The generously proportioned living area is a true focal point, featuring a classic open fireplace that adds warmth and ambiance. Large glass doors open directly onto the private garden, creating a seamless transition between indoor comfort and outdoor serenity – an ideal setting for al fresco dining, sophisticated entertaining, or simply unwinding in the Marbella sunshine.

Private Sanctuaries: The Upper Level

Ascending to the first floor reveals three exquisitely appointed bedrooms, each a private sanctuary designed for utmost comfort and privacy, complete with its own luxurious en-suite bathroom. The principal bedroom suite is a true indulgence, featuring a dedicated dressing room and direct access to two private terraces, offering personal outdoor spaces to enjoy morning coffees or evening stargazing. The second bedroom also benefits from its own dressing area and a private terrace, providing an additional secluded retreat. The third en-suite bedroom is equally well-proportioned, ensuring that family members or guests enjoy comfortable and private accommodation during their stay.

The Crown Jewel: An Expansive Rooftop Oasis

A crowning feature of this exceptional property is its expansive rooftop terrace. This magnificent outdoor space offers captivating sea views, providing a breathtaking backdrop for every occasion. Equipped with a built-in barbecue area, it is perfectly poised for memorable gatherings, from lively summer barbecues to intimate sunset cocktails. This versatile oasis is designed for both grand

entertaining and tranquil relaxation, allowing residents to fully embrace Marbella's renowned year-round climate and spectacular vistas.

Exclusive Amenities and Unrivalled Convenience

Practicality meets luxury with the inclusion of a private underground garage, offering secure space for two vehicles and even a golf buggy – an essential convenience in the Golf Valley. This level also provides additional valuable storage space, ensuring a clutter-free living environment.

Residents of the esteemed Last Green community benefit from an array of exclusive amenities designed to enhance their lifestyle. Immerse yourself in the beautifully landscaped communal gardens, take a refreshing dip in one of the two pristine swimming pools, or enjoy a friendly match on the tennis court. Peace of mind is assured with 24-hour security, allowing you to relax and enjoy your luxurious surroundings with complete confidence.

An Unparalleled Investment Opportunity

The property’s existing and active tourist-rental registration significantly enhances its investment appeal, presenting a rare turnkey opportunity for buyers seeking established holiday-rental potential. Nueva Andalucía remains one of Marbella’s most sought-after locations for discerning tourists, ensuring consistent demand. While the continuation of rental activity following purchase is subject to standard change-of-holder formalities and legal verification, this feature positions the townhouse as a highly attractive asset in the thriving luxury short-term rental market.

This recently reduced townhouse in Nueva Andalucía is more than just a property; it is an invitation to embrace a sophisticated lifestyle, a secure investment, and a piece of Marbella’s enduring charm. Contact Luxury Realty today to discover this exceptional offering.

Details

Reference	R5472994	Property Type	Terraced Townhouse
Status	Sale	Price	1,100,000 €
Bedrooms	3	Bathrooms	3
Build size	330 m²	Plot Size	–
Terrace	100 m²	Parking places	by request

Features

Pool, Sea views, Mountain views, Private garden, 24H Security, Parking, Investment, Resale