

NUEVA ANDALUCÍA

1,675,000 €

REFERENCE R5502043

Exquisite Renovation Opportunity: South-Facing Townhouse in Prestigious La Alzambra, Nueva Andalucía

4	280 m²	52 m²
BEDROOMS	BUILT	PLOT











Description

Discover an unparalleled canvas for luxurious living with this magnificent south-facing townhouse for sale, nestled within the esteemed gated community of La Alzambra in Nueva Andalucía, Southern Spain. Representing a truly rare offering, this property provides an extraordinary opportunity for the discerning buyer to create a bespoke dream home within one of Marbella's most established and sought-after residential enclaves. Perfectly positioned, this residence is not merely a home, but a gateway to the vibrant and glamorous Marbella lifestyle.

Strategically located within the exclusive La Alzambra / Vasari Resort area, the townhouse enjoys an enviable proximity to the iconic Puerto Banús. A leisurely stroll or a short drive will lead you to its world-renowned marina, a bustling hub of superyachts, haute couture boutiques, Michelin-starred restaurants, vibrant beach clubs, and an array of sophisticated amenities. This strategic setting ensures residents can effortlessly immerse themselves in the unparalleled luxury and excitement that Marbella has to offer, all while returning to the tranquility of a private, secure community.

Commanding a central position within its elegant row, this substantial townhouse spans an impressive approximately 280 m² of built space, complemented by a private, sun-drenched 53 m² south-facing garden. Its generous proportions, combined with extensive outdoor areas and immense potential for modernisation, render it an exceptionally attractive option. For those with a vision to personalise and transform, this property stands as a blank canvas, ready to be reimagined into a contemporary masterpiece tailored to individual tastes and desires, all within a prime Nueva Andalucía location.

The main floor unfolds from an inviting entrance hall, leading to a generously proportioned independent kitchen, a convenient guest toilet, and an expansive open-plan living and dining area. Bathed in natural light, this elegant space is made even more welcoming by a charming fireplace, perfect for intimate gatherings or grand entertaining. Large, floor-to-ceiling glass doors seamlessly connect the interior to a spacious, sun-drenched terrace, which then cascades down to the private garden. This thoughtful design creates a natural extension of the indoor living space, offering an idyllic setting for alfresco dining, relaxation, and enjoying the enviable Mediterranean climate.

Ascending to the upper floor, you will find three meticulously designed en-suite bedrooms, each offering a private sanctuary of comfort and elegance. The master bedroom is a true highlight, boasting ample customisable wardrobe space and opening onto its own private terrace. From here, residents can savour serene views overlooking the beautifully manicured communal gardens, providing a peaceful retreat. The two additional guest bedrooms are equally well-appointed, each benefiting from their own private en-suite bathroom, ensuring utmost comfort and privacy for family and visitors alike.

The lower garden level presents an exciting opportunity with its versatile additional space. This expansive area holds tremendous potential to be adapted according to individual needs and lifestyle aspirations. Imagine transforming it into a state-of-the-art home cinema, a cutting-edge fitness studio, a luxurious guest apartment, a sophisticated home office, or even a private wellness area. The possibilities are truly limitless, especially with the potential to create direct access to the garden and introduce even more natural light, further enhancing its appeal and functionality.

Practicality meets convenience with the inclusion of a private garage, in addition to a dedicated parking space situated directly in front of the property. This ensures seamless arrival and departure, adding another layer of ease to daily living.

La Alzambra itself is a prestigious and highly sought-after gated community in Nueva Andalucía, celebrated for its mature subtropical gardens and an excellent selection of communal facilities. Residents benefit from 24-hour security, offering ultimate peace of mind. The resort-style amenities include two sparkling swimming pools, championship-grade tennis and paddle courts, a chic on-site café, and a rejuvenating beauty salon, providing an exclusive and convenient lifestyle right on your doorstep.

The location of this townhouse is particularly advantageous for those wishing to fully embrace the sophisticated Marbella lifestyle. Beyond Puerto Banús, residents enjoy effortless access to Nueva Andalucía's renowned Golf Valley, home to some of Europe's most prestigious golf courses. Elite international schools, gourmet supermarkets, and essential everyday services are all within easy reach. The surrounding area has also benefited from recent enhancements, notably the beautifully landscaped Arroyo de Benabolá pedestrian and cycling corridor, which offers a picturesque route towards the coast, inviting leisurely strolls and active outdoor pursuits.

With its coveted south-facing aspect, generous interior spaces, and considerable potential for modernisation, this townhouse in La Alzambra represents an appealing and intelligent opportunity. Whether you envision creating a magnificent permanent residence, a luxurious holiday home, or a shrewd investment property in the heart of Nueva Andalucía, Southern Spain, this exceptional property promises a lifestyle of unparalleled elegance and a canvas for your ultimate design aspirations. Seize the chance to craft your legacy in one of Marbella's most desirable addresses.

Details

Reference	R5502043	Property Type	Terraced Townhouse
Status	Sale	Price	1,675,000 €
Bedrooms	4	Bathrooms	by request
Build size	280 m²	Plot Size	52 m²
Terrace	–	Parking places	by request

Features

Pool, Air conditioning, Private garden, Alarm system, 24H Security, Parking