

NUEVA ANDALUCÍA

850,000 €

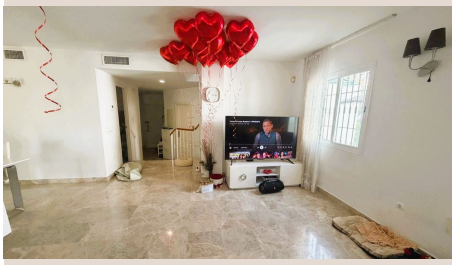
REFERENCE R5516191

Exclusive Townhouse Oasis with Panoramic Golf Views in Prestigious Nueva Andalucía, Marbella

3	167 m²	40 m²
BEDROOMS	BUILT	TERRACE













Description

Welcome to an unparalleled opportunity to embrace the quintessential Mediterranean lifestyle. Luxury Realty proudly presents this magnificent townhouse, a true gem nestled in the highly coveted Los Naranjos de Marbella, an established community synonymous with elegance and convenience in Nueva Andalucía. This spacious property offers an idyllic blend of comfort, style, and an enviable location, promising a life of leisure and sophistication under the glorious Southern Spanish sun.

Boasting a generous 167 m² of built area on a private 157 m² plot, this three-storey residence is a sanctuary of space and light. Expansive interior living areas invite relaxation and social gatherings. Step outside to a substantial outdoor terrace, ideal for al fresco dining. Ascend to your private rooftop solarium, a true highlight offering breathtaking panoramic views across the golf course and the sparkling communal swimming pool – perfect for sunbathing or entertaining.

The townhouse benefits from a southeast orientation, ensuring abundant natural light bathes every room, enhancing its warm atmosphere. Multiple outdoor zones, including the main terrace and solarium, offer diverse spaces to soak in the Mediterranean climate. This property exemplifies seamless indoor-outdoor living, epitomizing the Marbella dream.

This exceptional residence offers modern comfort and future flexibility. It features 167 m² across three floors, providing ample room for family life. The prime southeast orientation guarantees natural light. Enjoy a spacious ground-floor terrace and a spectacular private rooftop solarium with stunning views over the golf course and inviting communal pool. Residents benefit from a beautifully maintained communal swimming pool and a private garage. A unique opportunity lies in the attic's untapped potential: convert it into a fourth bedroom thanks to its impressive ceiling height and open-plan layout, significantly enhancing living space and property value.

An Unbeatable Location in the Heart of Southern Spain:

One of this townhouse's crowning jewels is its outstanding location within Los Naranjos de Marbella, a lifestyle hub renowned for its established charm and unparalleled convenience. Nestled in Nueva Andalucía, often referred to as 'The Golf Valley', this prime Marbella district offers an exquisite balance of tranquility and accessibility, making it one of Southern Spain's most desirable residential areas. Residents enjoy immediate access to a full array of amenities.

Daily conveniences are at your doorstep. A Mercadona supermarket is just a three-minute stroll away within the urbanisation, alongside shops and restaurants. Four reputable schools are within walking distance, highlighting the area's family-friendly appeal.

Leisure is effortlessly integrated. A children's playground is just 100 metres away. Golf enthusiasts will appreciate the prestigious Dama de Noche Golf Course approximately 250 metres away. Excellent public transport links, with a bus stop just 100 metres from the property, connect to Marbella and San Pedro de Alcántara.

For those cherishing Puerto Banús, the famous marina, with its luxury yachts, boutiques, restaurants, and entertainment, is an incredibly convenient 18-minute walk. Beyond immediate proximity, the property boasts superb road connections to Nueva Andalucía, Marbella town centre, San Pedro de Alcántara, and the stunning Costa del Sol beaches. You are perfectly positioned to explore the finest golf courses, solidifying Nueva Andalucía’s reputation as a golfer's paradise and ensuring a lifestyle of unparalleled quality in Southern Spain.

Details

Reference	R5516191	Property Type	Terraced Townhouse
Status	Sale	Price	850,000 €
Bedrooms	3	Bathrooms	by request

Build size	167 m²	Plot Size	–
Terrace	40 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Parking, Holiday Home, Investment