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NUEVA ANDALUCÍA

539,000 €

REFERENCE R5516407

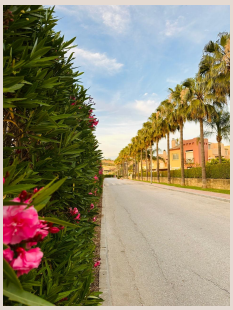
# An Exquisite Family Haven in Condes de Iza, Nueva Andalucía – Coastal Living Perfected

| 3 | 218 m² | 218 m² | 20 m² |
|---|---|---|---|
| BEDROOMS | BUILT | PLOT | TERRACE |













# Description

Discover an exceptional opportunity to embrace the quintessential Costa del Sol lifestyle with this magnificent townhouse, perfectly positioned within the highly sought-after, secure gated community of Condes de Iza in Nueva Andalucía, Southern Spain. Crafted for discerning family life, this residence offers an unparalleled blend of comfort, convenience, and coastal charm, mere steps from the sun-drenched beaches and vibrant rhythm of the Mediterranean. Presented exclusively by Luxury Realty, this property is more than a home; it's an invitation to an elevated way of living.

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Condes de Iza stands as a testament to meticulous care and thoughtful design, an exclusive gated enclave where peace of mind is paramount. The robust security measures provide an invaluable sense of comfort for families, allowing children to play freely and residents to relax in absolute tranquility. Within these beautifully manicured grounds, two sparkling communal swimming pools invite residents to unwind, cool off, and socialize under the Andalusian sun. Imagine leisurely afternoons spent by the poolside, creating cherished family memories. Furthermore, dedicated communal parking ensures guests are always accommodated with ease, a rare and appreciated convenience that alleviates any concerns about finding space in this popular locale. This thoughtful amenity underscores the community’s commitment to an effortless living experience, making every day feel like a luxurious escape.

Nestled in the heart of Nueva Andalucía, a prestigious and verdant valley often referred to as 'Golf Valley' due to its world-class courses, this property enjoys a privileged position in Southern Spain. The allure of the Mediterranean is ever-present, with the shimmering sands and azure waters of the beach just a leisurely stroll away. Envision starting your summer days with an invigorating dip in the sea, and concluding them with exquisite al fresco dining overlooking the waves, all without the need for a car. Beyond the immediate coastal access, Nueva Andalucía itself is a vibrant hub, boasting an array of excellent international schools, gourmet restaurants, sophisticated boutiques, and all essential everyday amenities within easy reach. Its strategic location places you squarely between the cosmopolitan charm of Marbella town and the unparalleled luxury and glamour of Puerto Banús, both just a short, scenic drive away. From high-end shopping and world-class yachting to vibrant nightlife and rich cultural experiences, the very best of the Costa del Sol is at your fingertips.

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Step inside this thoughtfully designed townhouse, where every detail has been considered to cater to the modern family. Spanning three generously proportioned bedrooms and three well-appointed bathrooms, the layout is a masterclass in practical elegance. It effortlessly accommodates the daily routines of family life while providing ample space and comfort for welcoming visiting friends and relatives for extended stays. The interiors are unified by elegant marble flooring that extends throughout, creating a cool, sophisticated aesthetic that is both visually appealing and inherently practical. This luxurious finish is a true blessing during the warmer months, offering a naturally refreshing ambiance, and its ease of maintenance ensures a pristine environment with minimal effort. The kitchen, a true heart of the home, is a modern marvel of design and functionality. Equipped with high-quality appliances and ample counter space, it serves as a natural gathering point for the household, perfect for everything from casual breakfasts to preparing elaborate family feasts. Adding to the convenience and exclusivity, a private integrated garage is included, offering secure parking and storage – a highly valued amenity in a community where shared spaces are common, ensuring your vehicle is always protected from the elements.

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Beyond its current offerings, this property presents a remarkable opportunity for expansion and personalization. The intelligent design includes the potential to seamlessly build a fourth bedroom, allowing the home to gracefully adapt to the evolving needs of a growing family, accommodate an increasing number of guests, or even serve as a dedicated home office or creative studio. This flexibility not only enhances the immediate liveability but also significantly adds to the property's long-term value and investment appeal, ensuring it remains a pertinent and desirable asset for years to come. From an investment perspective, the appeal of this townhouse is unequivocally strong. Its prime location, within effortless walking distance of the beach, in close proximity to esteemed schools and essential amenities, and nestled within a secure, amenity-rich community with two swimming pools, positions it perfectly for lucrative holiday letting. It equally excels as a stable, long-term family base, offering owners the distinct advantage of choice: reside here permanently, leverage its income potential through short-term rentals, or seamlessly transition between the two, making it a truly versatile asset in a highly sought-after market.

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Life within Condes de Iza cultivates an unhurried, idyllic rhythm. The morning school run is effortlessly brief, freeing up more time for family. Afternoons can unfold by the shimmering community pools, a refreshing escape just steps from your door. Evenings might invite a leisurely stroll down to the sea, where the gentle lapping of waves accompanies dinner at a charming beachfront restaurant. The convenience is unparalleled: guests enjoy hassle-free parking, your private garage keeps your vehicle cool and secure, and every necessity or desire is within minutes. For the family aspiring to a settled, luxurious base on the fabled Costa del Sol, or the astute investor seeking a property with broad, enduring appeal and strong rental yields, this exquisite townhouse in Condes de Iza represents an unparalleled offering. It embodies a perfect harmony of expansive space, uncompromising security, and an effortlessly elegant rhythm of life, all within a heartbeat of the Mediterranean. It is wonderfully simple to envision returning home from a sun-kissed day at the beach, the cool marble underfoot a soothing embrace, with the promise of a serene and beautiful evening still ahead. This is not just a house; it's an invitation to a dream lifestyle, presented exclusively by Luxury Realty.

## Details

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| Reference | R5516407 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 539,000 € |
| Bedrooms | 3 | Bathrooms | by request |
| Build size | 218 m² | Plot Size | 218 m² |
| Terrace | 20 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Parking

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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