

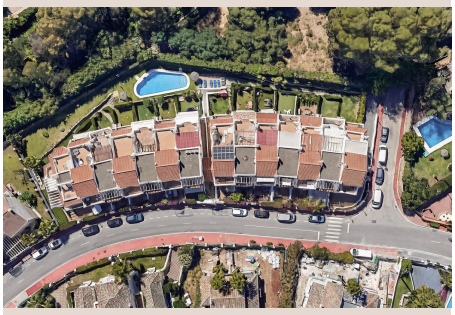
NUEVA ANDALUCÍA

795,000 €

REFERENCE R5517745

Exclusive Contemporary Townhouse in Prestigious Nueva Andalucía, Southern Spain

4	4	263 m²	46 m²	111 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Discover an unparalleled lifestyle in Nueva Andalucía, Southern Spain, where luxury meets convenience. This magnificent townhouse, nestled within an exclusive gated community of bespoke residences, offers a rare blend of spacious living, sophisticated design, and enviable access to the region's finest amenities. A truly exceptional find, this property promises comfort and elegance for the discerning homeowner seeking the quintessential Mediterranean dream.

Unrivalled Location: Heart of Costa del Sol Luxury

Nueva Andalucía is globally renowned for its vibrant luxury lifestyle, world-class golf courses, exquisite gastronomy, and pristine beaches. This prime location places you moments from designer boutiques, gourmet restaurants, lively cafés, and essential services. Offering both Mediterranean tranquility and Marbella's dynamic social excitement, this address provides the best of both worlds under the glorious Andalusian sun. Its strategic position allows effortless exploration of Puerto Banús's glamorous marina and Marbella's charming old town, making it a truly coveted address for refined living on the Costa del Sol.

Elegant Design and Seamless Indoor-Outdoor Flow

Step into sophistication via a charming, private east-facing terrace, bathed in morning sun – ideal for your first coffee of the day. This serene entrance leads directly into a grand, open-plan living and dining room, meticulously designed for both lavish entertaining and intimate gatherings. Expansive sliding glass doors seamlessly connect this central hub to a generous outdoor terrace, offering captivating views over the meticulously manicured communal gardens and the sparkling azure swimming pool. This creates an idyllic backdrop for al fresco dining or tranquil relaxation. Adjoining is a state-of-the-art, fully equipped kitchen with ample counter space and high-end appliances. A tastefully appointed guest WC completes this level.

Private Retreats: Luxurious En-Suite Bedrooms

Ascending to the first floor, you'll discover two exquisitely appointed en-suite bedrooms, each a private haven of comfort and style. Both bedrooms feature their own secluded terraces; one capturing invigorating morning sun, the other enjoying the warm glow of the afternoon. These thoughtfully designed suites offer generous proportions, fitted wardrobes, and luxurious bathrooms, ensuring supreme comfort and privacy. They are ideal spaces for relaxation and rejuvenation after a day spent enjoying the Andalusian lifestyle.

The Master Sanctuary and Spectacular Sunset Terrace

The crowning jewel of this magnificent residence awaits on the top level: an expansive master suite. This opulent retreat boasts its own private terrace, offering elevated views and an intimate space for personal contemplation. Furthermore, this floor reveals an additional, remarkable terrace, strategically positioned with direct staircase access, eliminating the need to enter the master bedroom. Facing west, this grand terrace is an entertainer's dream, perfectly oriented to capture spectacular Andalusian sunsets, creating an unparalleled ambiance for sophisticated evening cocktails or memorable gatherings.

Versatile Lower Level and Secure Private Garaging

Descending to the semi-basement, an impressively versatile multi-purpose room spans 40 m2. This flexible area offers endless possibilities: an additional spacious bedroom, a private home cinema, a dedicated fitness studio, or a professional home office, complemented by an adjacent full bathroom. This level also provides direct, secure access to your private double garage. Situated beneath the building, these garage spaces offer utmost security and privacy, with individual locked gates for each property, ensuring vehicles are protected and providing direct, hassle-free entry into your home – a significant advantage in a luxury community.

Premium Features and Exclusive Community Amenities

This exceptional townhouse is equipped with premium comforts for a sophisticated lifestyle. Enjoy year-round climate control with hot and cold air-conditioning throughout, complemented by luxurious underfloor heating in all bathrooms, offering a spa-like experience. The exclusive gated community enhances the luxury lifestyle, featuring beautifully maintained communal gardens, a sparkling swimming pool, and a well-equipped fitness studio. A private garden of 46 m2 at the front complements these communal green spaces. Such expansive townhouses in this coveted location are a true rarity, making this property an extraordinary opportunity for those seeking unparalleled space, luxury, and convenience in Southern Spain. This is more than a home; it's a statement of refined living, inviting you to embrace the quintessential Mediterranean dream.

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## Details

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| Reference | R5517745 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 795,000 € |
| Bedrooms | 4 | Bathrooms | 4 |
| Build size | 263 m² | Plot Size | 46 m² |
| Terrace | 111 m² | Parking places | by request |

## Features

Pool, Air conditioning, Heating, Mountain views, Private garden, Parking, Resale
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