+34 604 489 646
info@luxury-realty.com
luxury-realty.com



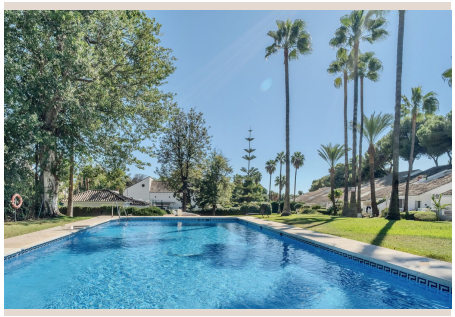
NUEVA ANDALUCÍA

695,000 €

REFERENCE R5529883

Exquisite Renovated Corner Townhouse: A Luxurious Oasis with Prime Location and Lucrative Rental Potential in Nueva Andalucía, Southern Spain

3	2	164 m²	33 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE





Description

Welcome to an exceptional opportunity in the heart of Nueva Andalucía, Southern Spain, where luxury meets lifestyle. This meticulously renovated corner townhouse presents an unparalleled blend of contemporary elegance, comfort, and prime positioning, offering an idyllic retreat just moments from the vibrant allure of Puerto Banús. Designed for those who appreciate sophisticated living and seamless indoor-outdoor integration, this property is a true gem, perfect as a permanent residence, a luxurious holiday escape, or a highly profitable rental investment.

As you step inside, you are greeted by an inviting open-plan living area that immediately conveys a sense of spaciousness and light. The ground floor has been thoughtfully designed as the social heart of the home, promoting effortless interaction and stylish entertaining. Sunlight streams through the large windows, illuminating the carefully selected finishes and creating a warm, welcoming ambiance that flows naturally from one zone to the next. This harmonious design ensures that whether you are hosting a lively gathering or enjoying a quiet evening, the space adapts perfectly to your needs.

The culinary enthusiast will be captivated by the large, modern kitchen, a masterpiece of design and functionality. It boasts an abundance of storage solutions, including an impressively spacious corner pantry cabinet, ensuring every utensil and ingredient has its place. Equipped with top-of-the-line Siemens and Samsung appliances, an integrated dishwasher, and a sleek kitchen island featuring a built-in wine cooler and a hob with an integrated extractor, this kitchen is as practical as it is beautiful. It serves not just as a place for meal preparation, but as a central hub for family and friends to gather, share stories, and create lasting memories.

From the elegant living area, expansive glass doors lead directly out to your private 33 m² terrace, an exceptional outdoor sanctuary designed for ultimate relaxation and al-fresco enjoyment. This sun-drenched space is ideal for everything from leisurely breakfasts and sophisticated outdoor dining under the stars to lively BBQs with loved ones or simply unwinding with a good book. What truly sets this terrace apart is its direct, seamless access to the beautifully manicured communal gardens and the sparkling swimming pool. This unique feature allows residents to extend their living space beyond their private boundaries, effortlessly transitioning from their personal haven to the refreshing communal amenities, offering the best of both private and shared leisure.

Completing the practical and luxurious offerings of the ground floor is a contemporary bathroom, elegantly appointed with a shower and integrated washing machine for utmost convenience. Furthermore, the entire home benefits from a state-of-the-art water filtration system, providing pure, drinkable water throughout, a thoughtful addition that enhances daily living and promotes well-being.

Ascending to the upper floor, you discover a more private realm dedicated to rest and rejuvenation. Here, three well-appointed bedrooms offer serene havens, each designed to provide comfort and tranquility after a day of enjoying the Marbella sunshine. The layout ensures privacy for all occupants, making it ideal for families or guests.

The mantra of real estate – "location, location, location" – truly defines this property. Nestled in the prestigious residential area of Nueva Andalucía, often referred to as the "Golf Valley," you are immersed in a community renowned for its luxurious villas, world-class golf courses, and an affluent lifestyle. The property enjoys superb connectivity; the pristine sands of Mistral Beach are just a delightful 15-minute stroll away (1.4 km), offering endless opportunities for sunbathing, water sports, and beachside dining. The iconic Puerto Banús, with its glamorous marina, designer boutiques, exquisite dining, and vibrant nightlife, is merely a short drive, placing you at the epicentre of Marbella’s most exclusive attractions. The swift access to the A-7 motorway, just a couple of minutes away, ensures effortless travel to Marbella town, San Pedro de Alcántara, and other enchanting destinations along the stunning Costa del Sol.

Everyday convenience is also at your fingertips. A Supercor Express supermarket, known for its extended opening hours, along with a selection of excellent restaurants, are located right next to the urbanisation, providing all essential amenities within immediate reach.

A truly compelling feature for the astute investor is the community's recent decision: Agrupadas IX has officially voted to permit holiday rentals. This significant development transforms the townhouse into an exceptionally attractive prospect for buyers seeking substantial rental income potential in one of Spain’s most sought-after tourist destinations. While the property currently does not hold a tourist rental license, this can be applied for by the buyer, a straightforward process now fully supported by the

community. Given Nueva Andalucía's enduring popularity and high demand for quality holiday accommodation, this approval unlocks a powerful income stream for future owners.

Whether your vision is to acquire a sophisticated holiday home where every detail contributes to a luxurious escape, a permanent sun-drenched residence for year-round enjoyment, or a high-yielding rental investment in a premium location, this impeccably renovated corner townhouse offers an irresistible proposition. Its blend of modern design, desirable features, and an unbeatable location, coupled with significant rental potential, makes it a property that demands your attention. We highly recommend a personal viewing to fully appreciate the exceptional lifestyle and investment value this magnificent home presents.

Details

Reference	R5529883	Property Type	Terraced Townhouse
Status	Sale	Price	695,000 €
Bedrooms	3	Bathrooms	2
Build size	164 m²	Plot Size	–
Terrace	33 m²	Parking places	by request

Features

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

Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella