



# Townhouse for sale in Nueva Andalucía, Marbella

Reference: R5021617 Bedrooms: 4 Bathrooms: 5 Build Size: 385m<sup>2</sup> Terrace: 125m<sup>2</sup>

## 1,800,000 €









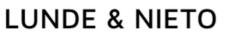




PROPERTIES -

## Costa del Sol, Nueva Andalucía

Nestled in the coveted enclave of Nueva Andalucia, this meticulously renovated townhouse offers the ultimate expression of refined living. Spread across four levels, the residence boasts panoramic sea views from its main level, where an expansive living area seamlessly integrates with a modern open-plan kitchen and separate dining space. The living area, spanning two levels, enhances the sense of openness and comfort. The property features three generously sized bedrooms plus a versatile office, complemented by four bathrooms equipped with underfloor heating and a convenient guest toilet. Direct access from the living area leads to a private garden, ideal for serene outdoor gatherings. A standout feature awaits atop the residence—a stunning rooftop terrace boasting sweeping views of both the sea and Aloha Golf Club. Here, a private plunge pool, outdoor kitchen, and dining area create an unparalleled setting for entertaining and relaxation. Further enhancing its allure, the townhouse hosts a state-of-the-art spa on its underground level. This private retreat includes a luxurious hammam, a Finnish sauna with a music system, shower bucket, and cold water showers—providing the ultimate in relaxation and rejuvenation. Additional amenities include private parking for two cars within the gated community of 42 townhouses. Residents also enjoy access to two outdoor pools, a tennis court, and proximity to international schools, premier golf courses, Marbella, and Puerto Banús —ensuring a lifestyle of convenience and sophistication. This exceptional property represents an exclusive opportunity to experience the finest in Marbella living, blending modern luxury with unparalleled amenities in a prime location.





PROPERTIES

#### Features:

Features **Covered Terrace Private Terrace** Storage Room **Ensuite Bathroom Double Glazing Fitted Wardrobes** Solarium Sauna **Paddle Tennis** Barbeque **Basement** Views Sea Mountain Panoramic Garden Golf Pool Private Garden Private

#### **Category** Golf Luxury

**Orientation** South

Setting Close To Golf Close To Schools Frontline Golf

Furniture Fully Furnished Security Gated Complex Alarm System Electric Blinds Entry Phone Energy Rating B **Climate Control** Air Conditioning Fireplace U/F/H Bathrooms

**Condition** Excellent Recently Renovated

Kitchen-Lounge Parking Private More Than One

CO2 Emission Rating B