



## Luxury 3 Bed Townhouse For Sale in Nueva Andalucia, Marbella Costa Del



### Information de l'agent

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Specialties:  
Property Type: Apartments  
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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 507,212.97

#### Location

Pays: Espagne  
État/Région/Province: Andalousie  
Ville: Nueva Andalucia  
Adresse: Urbanizacion Nueva Andalucia K, 18B  
Indicatif régional: 29660  
Soumis: 09/06/2025

#### Description:

Luxury 3 Bed Townhouse For Sale in Nueva Andalucia, Marbella Costa Del Sol

Esales Property ID: es5554645

#### Property Location

Nueva Andalucía,

Costa del Sol,

Málaga

#### Property Details



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## Exquisite Townhouse in the Heart of Nueva Andalucía, Marbella – Your Dream Home or Investment Opportunity!

Discover an exceptional living experience in this fabulous townhouse/duplex apartment, perfectly situated within a secure, private community in the vibrant heart of Nueva Andalucía, Marbella. This property offers the ultimate blend of modern design, spacious living, and unparalleled convenience, making it an ideal choice for a permanent residence, a luxurious holiday home, or a shrewd rental investment. Having undergone a complete, high-end refurbishment in Q4 2023, this home is ready for you to move in and enjoy the quintessential Marbella lifestyle.

### Unveiling Your New Home: Modern Comforts and Ample Space

Step inside this meticulously designed townhouse, accessed via an exceptionally large and private community terrace, exclusively used by the owner of this property. This expansive outdoor area provides a grand entrance and a serene prelude to your home.

Upon entering, you'll be greeted by:

- \* A seamlessly integrated modern design kitchen, dining, and living area, creating an open-plan space that is both stylish and highly functional. The kitchen is fully fitted with contemporary appliances, promising a delightful culinary experience.
- \* A convenient guest toilet on the ground floor.
- \* The lounge flows effortlessly onto a very private covered terrace, generous enough to accommodate outdoor dining and several sun loungers, offering tranquil views of the surrounding green areas. This outdoor oasis is perfect for entertaining or simply unwinding in the Mediterranean sun.

Ascend to the upper floor to discover:

- \* Three spacious bedrooms, providing ample accommodation for family and guests.
- \* The master bedroom boasts luxurious en-suite facilities, offering a private sanctuary.
- \* A separate family bathroom serves the additional bedrooms.
- \* A further, extremely spacious and very private terrace on this level provides an additional outdoor retreat, offering partial sea views – a perfect spot for morning coffee or evening cocktails.

### Key Features and Thoughtful Enhancements

This townhouse is brimming with features designed to enhance comfort, security, and modern living:

- \* **Property Type:** Townhouse / Duplex Apartment
- \* **Bedrooms:** 3
- \* **Bathrooms:** 2.5 (2 full bathrooms, 1 guest toilet)
- \* **Key Features:**
  - \* **Covered Terrace:** Ideal for year-round outdoor enjoyment.
  - \* **Fitted Wardrobes:** Ample storage in all bedrooms.
  - \* **Private Terraces:** Multiple outdoor spaces for relaxation and entertainment.



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- \* En-suite Bathroom: In the master bedroom for ultimate privacy.
  - \* Double Glazing: Enhances insulation and soundproofing.
  - \* Fiber Optic: High-speed internet connectivity.
  - \* Air Conditioning: Brand new system installed during refurbishment for optimal climate control.
  - \* New Windows & Electrics: All part of the extensive 2023 renovation.
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- \* Condition: Excellent, Recently Renovated (complete refurbishment in Q4 2023, including new kitchen, bathrooms, terraces).
  - \* Orientation: South East, ensuring plenty of natural light.
  - \* Furnishing: Optional, offering flexibility for your personal touch.
  - \* Security: Located within a Gated Complex for peace of mind.

## Prime Location and Unbeatable Amenities

The property's location is truly exceptional, placing you at the nexus of everything Marbella has to offer:

- \* Property Setting:
  - \* Close to Golf: Surrounded by some of the most prestigious golf courses in the Costa del Sol.
  - \* Close to Shops: Easy access to a wide array of boutiques, supermarkets, and essential services.
  - \* Close to Sea: Just a short drive to Marbella's stunning beaches.
  - \* Close to Town: Moments away from the vibrant amenities of Nueva Andalucía and Marbella town.
  - \* Close to Schools: Convenient for families with children, with various international and local schools nearby.
  - \* Close to Forest: Enjoy proximity to natural green spaces for walks and recreation.
  - \* Urbanisation: Part of a well-established and desirable community.
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- \* Views: Enjoy picturesque Mountain, Garden, and Forest views, with partial sea views from the upper terrace.

## Investment Potential and Community Excellence

This townhouse is not just a beautiful home; it's a savvy investment:

- \* Rental Investment: Short-term rentals are currently permitted by the community, making this an attractive option for generating income.
- \* Parking: The property includes two underground private car parking spaces, a highly valued asset in this central location.
- \* Community Enhancements: The current owner has already contributed to a community fund dedicated to repainting the entire complex in the coming weeks, ensuring the continued pristine appearance and value of the community.
- \* Communal Facilities: Benefit from access to a communal garden and a refreshing communal pool, perfect for enjoying the warm climate.

With a built size of 87m2 and a terrace size of 27m2, this property offers an incredibly efficient and comfortable living space. Don't miss this opportunity to own a piece of paradise in Nueva Andalucía.



Contact us now to schedule your private viewing and discover the endless possibilities that await you in this magnificent property!

## ABOUT THE AREA

Nueva Andalucía, often affectionately known as 'Golf Valley,' is a prestigious and expansive residential area nestled just inland from Puerto Banús, within the municipality of Marbella on Spain's glamorous Costa del Sol. This highly sought-after suburb embodies a lifestyle of luxury, leisure, and tranquility, drawing a significant international community, including many expatriates. Characterized by its lush green fairways, elegant villas, and sophisticated apartment complexes, Nueva Andalucía offers a unique blend of a serene residential atmosphere with convenient access to vibrant amenities and world-class leisure facilities. Its elevated position provides many properties with stunning views of the surrounding mountains, golf courses, and even the Mediterranean Sea.

The area's reputation as 'Golf Valley' is well-deserved, as it is home to an impressive concentration of championship golf courses. Prestigious clubs like Aloha Golf, Real Club de Golf Las Brisas, and Los Naranjos Golf Club attract golf enthusiasts from around the globe, offering meticulously maintained courses and excellent clubhouse facilities. Beyond golf, Nueva Andalucía caters to an active and social lifestyle. It boasts numerous tennis and paddle tennis clubs, state-of-the-art gyms, and wellness centres. The area's commercial hub, Centro Plaza, provides a range of shops, supermarkets, cafes, and restaurants, while the lively Saturday market near the bullring (now Marbella Arena) is a popular weekly event, offering everything from local produce to fashion and handicrafts.

Nueva Andalucía offers a diverse and high-quality dining scene, ranging from casual eateries to upscale gourmet restaurants, catering to a variety of tastes. Its proximity to Puerto Banús means residents can easily access the marina's designer boutiques, luxury yachts, and effervescent nightlife, yet return to the peaceful ambiance of their Nueva Andalucía home. The area is also well-regarded for its excellent educational facilities, with several reputable international schools making it a popular choice for families. This blend of sophisticated living, recreational opportunities, and practical amenities creates a self-contained and highly desirable community within Marbella.

For those traveling to and from Nueva Andalucía, the nearest major airport is Málaga-Costa del Sol Airport (AGP). Located approximately 50-55 kilometers (about 31-34 miles) northeast of Marbella, it's the primary international gateway to the Costa del Sol. The journey by car typically takes between 35 to 50 minutes, depending on traffic conditions, via the AP-7 highway. Another viable option, particularly for those flying from the UK, is Gibraltar International Airport (GIB), situated about 70-80 kilometers (around 43-50 miles) to the southwest. While slightly further, it can sometimes offer alternative flight routes. Both airports provide a wide range of car rental services, private transfers, and bus connections, ensuring convenient access to Nueva Andalucía.

## MAIN FEATURES:

- \* 114m<sup>2</sup> of living space
- \* 3 Bedrooms



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- \* 3 Bathrooms
  - \* Stunning Views
  - \* Private Parking
  - \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* Great base from which to discover other fantastic areas of Spain
  - \* Many excellent sports facilities, walking and cycling areas nearby
  - \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Spain fast online

## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	114 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.023.929

