



**Property type :** Townhouse

**Location :** Nueva Andalucía

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** South

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 187 m<sup>2</sup>

**Plot area :** 134 m<sup>2</sup>

- ✓ Close to golf
- ✓ Central heating
- ✓ White goods
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Airconditioning
- ✓ Storage room
- ✓ Solarium
- ✓ Barbecue

Modern design, utmost elegance and cutting-edge technology are the keywords that best describe this top-quality townhouse. This townhouse for sale is one of only 8 turnkey contemporary properties in a new boutique development located in the heart of Nueva Andalucía. Offering residents, the chance for a luxury home in a desirable location close to all amenities.

This south-facing townhouse is sun filled due to the large floor-to-ceiling sliding windows and doors. The ground floor comprises combined living and dining room, modern fully fitted kitchen with Siemens appliances and guest toilet. Direct access to a lovely terrace and garden area which offers an idyllic spot for relaxing and enjoying the Marbella sunshine.

Moving up to the first floor, there is a hallway with two stylish guest bedrooms - one to the left and one straight ahead. These two rooms share one bathroom. On the right from the staircase, you will find the master bedroom featuring dreamy dressing room, en-suite bathroom and a spacious terrace.

Step out onto the rooftop terrace featuring BBQ area and relish the beautiful views of La Concha and the surroundings. No better place for enjoying some al-fresco dining or entertaining family and friends during the summer months! There is also a large basement with natural light and private underground garage for two big cars.

This townhouse for sale comes with everything you need to make your living comfortable and desirable such as marble floors, A/C, double glazing, basements, storage, dressing room and electric blinds.

The property is located in a safe residential complex with 24-hour security. There is a swimming pool, heated jacuzzi and manicured gardens. The key attractions of Nueva Andalucía and Marbella are all easily accessible, with proximity to golf courses, beaches, restaurants, bars, shops, banks and international schools. In addition, it is also a short drive to the famous Puerto Banus and the surrounding beaches.

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A rare opportunity to immediately be able to move into a dream property in a highly sought-after area in Nueva Andalucía, Marbella.



