



**Property type :** Townhouse

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Sea views

**Parking :** Open private parking

**House area :** 202 m²

- ✓ Close to golf
- ✓ Storage room
- ✓ Central heating
- ✓ White goods
- ✓ WiFi
- ✓ Fireplace
- ✓ Basement
- ✓ Airconditioning
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Terrace

Step into refined living with this beautifully renovated townhouse in the prestigious gated community of La Colina, an exclusive enclave of only 18 residences in the heart of Nueva Andalucía.

Spread across three levels, this home offers 202 m² of sophisticated interiors complemented by 174 m² of sun-drenched terraces. The seamless design combines contemporary elegance with comfort, featuring 4 spacious bedrooms, 3 bathrooms, and a guest toilet.

The open-plan living flows effortlessly onto a large south-facing terrace, partly covered for year-round enjoyment, with sweeping sea views and sunshine from morning to evening. High-quality finishes include air conditioning and underfloor heating throughout, ensuring comfort in every season.

Enjoy the privacy of your own garage, while the community offers a beautifully maintained swimming pool and tranquil surroundings.

Perfectly positioned near world-class golf courses, fine dining, and Puerto Banús, this is more than a home—it's a lifestyle.

A turnkey residence ready to move into, ideal for those seeking luxury, convenience, and exclusivity.



