

## Таунхаус

Nueva Andalucía



Комнат: 3

Ванных: 2

М<sup>2</sup>: 142

Цена: 795 000 €

Статус: Продажа

Тип недвижимости:

Референция: R4291240

Дата публикации: 14.01.24

Таунхаус

**Описание:** NEWLY REFURBISHED This beautifully presented contemporary townhouse has been recently renovated with high-quality materials offering luxury finishes, sophisticated design and intelligent use of space. This south-facing property is located in one of the most prestigious areas of Marbella, Nueva Andalucía, in close proximity to Puerto Banus and the beaches, just minutes away from amenities including shops, restaurants, top-rated international schools, famous golf courses, country clubs and a plethora of world-class services. This stunning townhouse offers modern living in a prime location ensuring privacy and safety. **SPACIOUS LIVING AREAS WITH MODERN INTERIORS** The property offers 3 tastefully decorated bedrooms and a space that promotes comfortable and happy living. On the ground floor, upon entering the townhouse, you will find an open plan fully fitted kitchen equipped with quality appliances and a generous island with seats for four. The kitchen leads to a spacious living/dining area presenting a fireplace on a stone feature wall complimented with wooden flooring bringing elegance to this spacious and bright layout. Floor-to-ceiling sliding glass doors connect the living area with a large terrace including an outdoor chill-out and dining space accessing a communal garden. On the same floor, you will find a custom-made wine cellar and two double bedrooms complemented with fitted wardrobes and sharing a fully fitted bathroom featuring a built-in stone shower, modern vanity and sink, with a hidden laundry

area behind the mirrored doors. Upstairs, the space is dedicated to a sophisticated master suite accessing a private terrace with sun loungers offering magnificent views over the Aloha Golf course. The master suite consists of a spacious bedroom featuring mirrored fitted wardrobes, a fully fitted bathroom including a walk-in shower, a beautiful free-standing bathtub, double vanity and the feature stonework. Furthermore, the townhouse has a second terrace within this level, dedicated to entertainment as it hosts a spacious dining area with an outdoor kitchen and barbecue, perfect for alfresco dining. Moreover, the property features underfloor heating in the bathrooms, air conditioning, fitted wardrobes, double glazing and electric blinds. AREA This stylish townhouse is situated in the sought-after gated community of Los Algarrobos which is a quiet residential area in the heart of the golf valley, featuring a communal swimming pool, tennis and padel courts, manicured gardens enjoying stunning views over Aloha Golf Course. The impressive Club House is just an 8 minutes walk as well as the prestigious Aloha College. A variety of the amenities that Nueva Andalucia has to offer are less than 15 minutes walk away and it is only a short drive to several renowned golf courses. Nueva Andalucía is often referred to as the 'Golf Valley' because of its 5 Golf Courses: Las Brisas, Los Naranjos, Aloha, Banus Executive Golf & La Quinta. At Banus Executive Golf you can even play golf at night, as the course is lit up. These golf courses provide a very green feeling, which coupled with the beautiful mountains in the background and the blue Mediterranean Sea in front is truly the ideal setting. Nueva Andalucia has good access to the highway. It's just a short taxi ride from Puerto Banus nightlife, about ten minutes away from Marbella's Old town and around 40 minutes drive from Malaga's International Airport.

---

Особенности:

Бассейн, None, None, Гольф, None, Parking