NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	fabu■a m²
4	5	421	35

DOM SZEREGOWY W NUEVA ANDALUCÍA

Elegant Family Townhouse in the Heart of Nueva Andalucía, Marbella´s Golf ValleyWelcome to this beautifully maintained and spacious townhouse, ideally situated in the prestigious Golf Valley of Nueva Andalucía. This four-level home combines comfort, style, and convenience—perfect for family living or as a luxurious holiday retreat.The main floor welcomes you with sunny patio, leading into a large, fully equipped independent kitchen. The generous open-plan living and dining area flows seamlessly onto a west-facing terrace and private garden, with direct access to the community swimming pool—ideal for relaxing or entertaining. A guest toilet adds practicality to this level. On the first floor, you'll find two generously sized bedrooms, each with its own ensuite bathroom and private terrace, offering peaceful retreats with ample natural light. The top floor hosts a spacious bedroom featuring an ensuite bathroom, a large terrace with panoramic views of the golf course, and a sunny west-facing solarium for tranquil evenings.The expansive basement with natural light is a versatile space, perfect for -another bedroom, home cinema, playroom, office, or music studio. It also includes a guest bathroom, a laundry area, and direct access to an underground private garage with space for two vehicles. The house is constructed with the best quality materials and finishings. Located in an exclusive and private complex with very few neighbors. Enjoy tranquility in the beautifully landscaped gardens, swimming pool and gym area, Just a short drive to Puerto Banús and Marbella, it's an unbeatable location for golf lovers and those seeking the best of Costa del Sol living. Move-in ready—don't miss this exceptional opportunity! Total Constructed m2: 421,62 m2 Garden Space: 35m2 4 levels 4 bedrooms 4 bathrooms 1 guest lavatory on the ground floor 2 terraces 2 balconies 1 solarium on the upper level -1 level - basement + underground parking for two cars (approx. 60-65 sq. meters) Front yard Back yard Additional features include: Climate control with heating, Underfloor heating, in bedrooms and bathrooms, Electric blinds in living area, Fitted wardrobes in all bedrooms Alarm system

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