



R5065528

📍 Nueva Andalucía

REF# R5065528 650.000 €

BEDS

3

BATHS

3

BUILT

150 m²

TERRACE

12 m²

Step into this stunning two level, 3 bed townhouse in the heart of Nueva Andalucía, Marbella, a true gem offering both comfort and privacy. This well established, gated urbanisation is frontline golf and is ideally located surrounded by golf courses, close to schools and amenities and only a few minutes drive to town. The extensive gardens, and the beautiful pool, are shared by only 8 properties making this a true oasis. The ground floor of the house features a sleek, modern open-plan kitchen that flows seamlessly into the bright living room with fireplace. From there it opens up onto a spacious, partially covered terrace overlooking the beautifully landscaped communal gardens and swimming pool. The layout makes this an ideal home for families as the pool and gardens feel like they are an extension of the house, making it feel more like a villa than a townhouse. There is parking right outside the front door for easy access. A convenient guest toilet completes the ground floor.

Upstairs, you will find three bright bedrooms. The owner is currently using one of the bedrooms as a walk in wardrobe but it can easily be converted back to a bedroom. The master bedroom is extremely spacious with views across the gardens and golf and boasts a luxurious en-suite bathroom. The other two bedrooms



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## ESTATES

share a stylish family bathroom. Recently renovated, this home offers plenty of natural light, and the contemporary interior design creates a beautiful blend of modern elegance and Andalucian architecture.

Situated in a sought-after location, this home is surrounded by exclusive golf courses and multi million euro villas. The popular Aloha College is only 5 mins by car, and a further 5 international schools are within 10 minute's drive, making this an excellent choice for families. A 5 minute drive will take you to shops, restaurants, and the famous Puerto Banús. San Pedro town is 10 minutes by car as is Marbella town and Malaga airport is 35 minutes away. From this property you can have the best of Marbella's vibrant lifestyle at your fingertips while still enjoying the quiet serenity of this exclusive neighbourhood.



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