# Townhouse in Nueva Andalucía

## €849,000

Nueva Andalucía, Málaga

Bedrooms: 4 | Bathrooms: 4 | Built: 147 m²









## Overview

We are delighted to present this stunning, fully refurbished 4-bedroom townhouse located in the sought-after San Javier urbanisation in Nueva Andalucía, within the prestigious Marbella area. Set in a charming and very intimate residential community of just 28 properties, featuring beautifully landscaped gardens and a communal swimming pool, this home offers an ideal combination of comfort, style, privacy and prime location. Situated just behind Aloha Golf Course in a quiet cul-de-sac (not roadside), the property ensures calm and tranquillity while remaining within walking distance of restaurants, shops and the renowned Aloha College. Puerto Banús and the beaches are only a 5-minute drive away, with excellent connectivity to all local amenities.

The property is distributed over three levels and has been designed with modern luxury living in mind. Upon

entering, you are welcomed into a bright open-plan living and dining area with a custom-made contemporary kitchen featuring beautiful high-end Calacatta marble finishes. The living space is enhanced by a bespoke sound system throughout the house, including the master bathroom, dimmable lighting in all bedrooms and the living room, and carefully selected designer elements such as custom-made artwork, a bespoke sofa and upholstered armchairs finished with Mark Alexander fabric. A 65” Samsung Art Frame TV and a unique interior vegetal garden with integrated lighting further elevate the ambiance.

Large sliding doors lead to a covered terrace overlooking the communal gardens and swimming pool, creating a seamless indoor-outdoor lifestyle. From this private terrace, you can directly access the communal garden and pool area and comfortably watch your children enjoy the facilities, making it ideal for both relaxation and entertaining.

The upper floor hosts an elegant master bedroom with en-suite bathroom and a guest bedroom also with its own en-suite bathroom. These spaces feature custom-made wardrobes and bespoke bathroom vanities, with refined finishes including travertine bedside tables in the bedroom opposite the master suite. All bathrooms are fitted with XXL format tiles, while the guest toilet showcases beautiful high-end textured porcelain tiles.

On the lower level, there is an additional bedroom with en-suite bathroom, another guest bedroom, a separate guest bathroom and a practical storage room, offering flexible accommodation for family and visitors. This level also includes distinctive design features such as a high-end vintage eglomisé mirror and luxury handcrafted wall lights, adding character and sophistication to the space.

Further highlights include an extendable dining table seating up to eight people, an alarm system, fire detector, east-west orientation for optimal natural light, and permission for short-term rentals within the urbanisation. The property also benefits from a private carport space conveniently located at the doorstep.

This turnkey townhouse represents a rare opportunity to own a stylish, thoughtfully designed home in one of Marbella’s most desirable areas, close to golf courses, international schools, beaches and the vibrant lifestyle of Puerto Banús, while enjoying exceptional privacy, tranquillity and high-end bespoke finishes throughout.

## Amenities

Setting: Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Schools
Orientation: East Facing
Condition: Excellent Condition, Recently Renovated
Pool: Communal Pool
Climate Control: Air Conditioning
Views: Garden Views, Pool Views
Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Double Glazing
Furniture: Fully Furnished
Kitchen: Partially Fitted Kitchen, Kitchen-Lounge
Garden: Communal Garden
Security: Gated Complex, Alarm System
Parking: Covered Parking

## Taxes & Fees

IBI: €823 per year
Rubbish: €185 per year

## Contact

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