



Elegant, renovated townhouse with private swimming pool for sale in Nueva Andalucía, Marbella
Marbella Area

🏠 House 📏 Plot 205 m² 🏠 Built 124 m² 🏡 Terrace 135 m² 🛏 3 🚿 3 🏠 Ref. 215959

🏠 1.395.000 €

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Stylish property with modern Mediterranean charm for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Within walking distance of local amenities and Puerto Banús.
- High-quality, modern renovation.
- Open-plan living.
- Inviting outdoor space with private swimming pool.
- Ready to move in.

THE LOCATION

Situated in a peaceful residential community, just a few minutes' walk from excellent restaurants, shops, tennis and padel courts, and the beach. Puerto Banús is within walking distance or a short drive away.

Just a few minutes' drive takes you to Nueva Andalucía's renowned Golf Valley, home to prestigious golf courses including Las Brisas Golf and Aloha Golf.

THE TOWNHOUSE

In figures:

Plot: 205 m²
Built area: 124 m²
Terrace area: 135 m²
Bedrooms: 3
Bathrooms: 3

General:

The 205 m² plot offers an optimal combination of privacy, comfort and a low-maintenance layout.

The property boasts a total of 135 m² of outdoor space, thoughtfully arranged with an inviting lounge area, a stylish dining area and an upper terrace featuring a romantic outdoor bathtub.

The swimming pool is equipped with a high-quality chlorine purification system and surrounded by warm wooden decking and lush tropical planting.

The west-facing orientation provides beautiful afternoon and evening sunshine.

The property enjoys tranquil views of the surrounding Mediterranean greenery and mountains, as well as the stylish private terrace and swimming pool.

Description:

This beautifully renovated semi-detached townhouse is arranged over two floors and features refined architecture that combines traditional Southern European charm with a clean, contemporary aesthetic.

Only high-quality materials have been used throughout, including Cerafino Zellige wall tiles, charred/smoked oak and Living Ceramics worktops.

The interior exudes a serene, **bright and harmonious atmosphere**, created through a carefully considered palette of earthy tones, matt black accents and warm timber finishes.

The property is fitted with high-quality STRUGAL aluminium window frames, providing excellent insulation while allowing an abundance of natural light into the home.

The **generous open-plan living area** comprises a welcoming lounge and dining space, both of which open directly onto the terrace and swimming pool through large sliding glass doors.

A **bespoke, fully equipped open-plan kitchen** features an **elegant island**, top-of-the-range Siemens integrated appliances and built-in wine storage.

The property offers three spacious and stylishly designed bedrooms and three luxurious bathrooms.

The ground floor features an open-plan layout with direct access to the patio, private swimming pool and various outdoor seating areas.

Additional features:

Air conditioning for both cooling and heating.

Underfloor heating in the bathrooms.

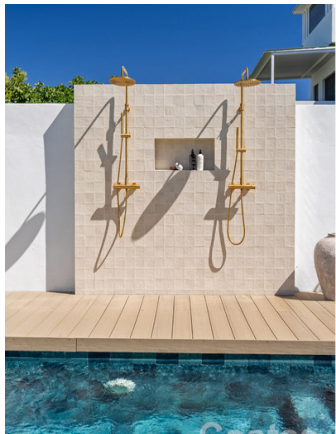
Large-format 90 x 90 cm modern ceramic floor tiles, creating a sense of continuity and spaciousness.

Fitted wardrobes.

Double glazing.

Glass balustrades.

LED lighting throughout the interior and exterior.



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