



Marbella - Townhouse



3	3	305	30			995 000 €
Bedrooms	Bathrooms	Area (m ²)	Land Area (m ²)	Garage	Swimming Pool	(EUR €)

3 Bedroom Townhouse

Modern Townhouse for sale in an elegant small gated community of just 8 houses in the heart of Nueva Andalucía –Marbella.

330m² built in a modern style with 3 bedrooms and 3 bathrooms. Very bright property that takes advantage of the Marbella light all year round due to its south orientation. With 3 outdoor terraces, designed to offer tranquility. You can sunbathe in total privacy in the garden on the ground floor, on the first floor or on the large solarium with views of La Concha.

From the garden, with natural grass and terrace we access a large bright dining room with large windows that have electric shutters. American kitchen with Siemens appliances, Silestone countertop, large storage capacity and drawers with braking system. From the kitchen there is access to a small outdoor patio with a service sink. Next to the main entrance, a guest toilet; as well as security system control, video intercom and hot and cold air conditioning system, which is

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controllable in each room.

Down the elegant stairs we access a multifunctional basement, bright due to its large windows that open to the outside through an English patio. It can be converted into a hobby room or wine cellar. Laundry room, storage room and direct access to the private garage with 2 large parking spaces, with electric car chargers and automatic gate.

On the first floor we have 3 bedrooms and 2 bathrooms. The main room has huge windows with views of the garden and pool, access to a private terrace and a dressing room that connects to the main bathroom. The other 2 bedrooms enjoy huge windows and fitted wardrobes. They share a full bathroom in the hallway. All rooms have TV & internet connection, electric shutters, air conditioning control and underfloor heating.

The solarium is one of the most spectacular areas of the house, with a barbecue area, sink, lighting, pre-installation for a Jacuzzi, chill-out and spectacular panoramic views of La Concha that make this property a dream place.

Interesting to note that the design of the house allows cross ventilation, keeping all spaces cool even on the hottest days, thus minimizing the use of air conditioning, achieving energy and economic savings. Winter days are warm and comfortable thanks to the heating installed under the marble floors throughout the house. The owners have installed solar panels with an intelligent system for charging and discharging from the grid supply.

From the private garden there is access to the communal area where there is a marvelous pool and jacuzzi for 8 people that invite you to bathe with interior lights that create a relaxing atmosphere at night. Access enabled with lifts for the disabled.

The environment:

Nueva Andalucía in one of the most exclusive areas in Costa del Sol. The Golden Green complex is surrounded by prestigious golf courses, such as Magna Marbella Golf, Los Naranjos Golf Club, Aloha Golf Club and Real Las Brisas Golf Club. It is located door to door with a small Tennis Club, other great tennis clubs are less than 10 minutes away, such as the prestigious Manolo Santana Club. Ideal for strolling through its avenues and green areas or the well-known Lago de las Tortugas. High-end schools such as Aloha College or the Swedish College of Marbella are in the vicinity. Well-known restaurant areas are just 5 minutes away by car such as Aloha Gardens, Magna Café, Mosh, or the renowned Puerto Banús, La Milla de Oro or the charming towns of San Pedro and Marbella.

AGB



Property Features

- Air conditioning
- Garden
- Pool
- Garage

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