

## Townhouse for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 3 Bathrooms | 235 m<sup>2</sup> Interior | 165 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes  
€ 986 IBI | € 181 Rubish tax | € 120 Community fees



### Property Description

Nestled in the prestigious locale of Altos del Rodeo, Nueva Andalucía, Marbella, this luxurious south-facing townhouse is a true embodiment of refined living. Recently renovated to the highest standards, the property offers a sprawling 235 square metres of living space, featuring 165 square metres of sophisticated interiors and a generous 70 square metre terrace. Its prime location ensures proximity to the serene Mistral Beach and the vibrant Puerto Banús, making it a coveted choice for those seeking the perfect blend of tranquillity and excitement.

This exquisite townhouse boasts three spacious en-suite bedrooms, offering privacy and comfort for all residents. The heart of the home is an elegant open-plan living area, seamlessly connecting to a modern kitchen equipped with high-end Siemens appliances. A guest toilet adds to the comfort and convenience of the property. This information is presumably correct but not guaranteed. The Price or sale status can be modified without prior notice.  
Urb. Marbella Real, Local 2 (29602) Marbella, Spain Tel: +34 952 765 428 - Email: info@marbellaliving.com

One of the standout features of this townhouse is the third-floor roof terrace, which serves as a private oasis. It includes a BBQ area, plunge pool, and an outdoor kitchen, ideal for hosting gatherings or enjoying quiet evenings under the stars. The south-facing orientation ensures an abundance of natural light and pleasant views throughout the day, enhancing the overall ambience of this remarkable home.

**MARBELLA LIVING**  
Estate Agents

**€ 945,000**

Ref: 5031MLTH

Residents also benefit from access to a community pool and beautifully maintained gardens, providing additional spaces for leisure and recreation. The surrounding area offers a plethora of amenities, including top sports facilities, dining options, shopping centres, and prestigious schools, catering to all lifestyle needs. For those looking to further personalise their new home, a furniture package is available for €30,000, offering a seamless transition into this magnificent property. This townhouse is an ideal option for discerning buyers who value luxury, convenience, and a prime location in the heart of Marbella.



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