



## M?STSKÝ D?M 3 LOŽNICE

📍 Marbella

**REF# R4404076 – 980.000€**

IBI

1708 €/YEAR

Garbage

185 €/YEAR

Community

7440 €/YEAR



3

Ložnice



3

Koupelny



192 m<sup>2</sup>

Built



134 m<sup>2</sup>

Plot



113 m<sup>2</sup>

Terrace

Exquisite 3-bedroom corner townhouse for sale in Golden Green, located in an elegant small private community of only 8 houses, built by TM in 2019, in the heart of Nueva Andalucía –Marbella.

Encompassing 305m<sup>2</sup> of modern design, this townhouse offers a harmonious blend of luxury and comfort. The property's south orientation ensures it is bathed in the abundant Marbella light year-round, creating a bright and inviting atmosphere. With three outdoor terraces thoughtfully designed to provide tranquility, you can relish the utmost privacy while sunbathing in the beautifully landscaped garden on the ground floor, the first floor terrace, or the expansive solarium boasting breathtaking views of La Concha.

Upon entry, you'll be greeted by a spacious and luminous dining room featuring large corner windows fitted with electric shutters throughout the house. The American kitchen, equipped with top-of-the-line Siemens appliances and a stylish Silestone countertop, offers ample storage space and convenient drawers with a braking system. Adjacent to the kitchen is a charming outdoor patio with a laundry room.

The ground floor also houses a guest toilet, a state-of-the-art security system control, video intercom, and a hot and cold air conditioning system, which can be individually adjusted in each room.

Descending the elegant staircase, you'll find a multifunctional basement that benefits from natural light through its large windows, which open to a patio. This space is thoughtfully organized as a spacious living and dining area complete with a cozy sofa and large TV, a laundry room, and additional storage. The basement also grants direct access to the private garage, equipped with an automated gate closure and offering two large parking spaces, one of the most spacious in the entire complex due to its corner location.

The first floor is dedicated to the three well-appointed bedrooms and two bathrooms. The main bedroom impresses with huge windows that overlook the garden and pool, a private terrace, and a convenient dressing room connecting to the main bathroom. The two additional bedrooms boast expansive windows and fitted wardrobes and share a full bathroom in the hallway. All rooms are equipped with TV and internet connections, individual air conditioning controls, and luxurious underfloor heating.

Ascending to the solarium, you'll find an extraordinary space that is perfect for relaxation and entertainment. It features a barbecue area, a sink, elegant lighting, pre-installation for a jacuzzi, and a chill-out zone. However, the highlight of the solarium is the panoramic view of La Concha, creating an enchanting ambiance and making this property an absolute dream home.

The house's clever design promotes cross ventilation, ensuring that all spaces remain cool even on the hottest days, thus minimizing the need for air conditioning and leading to significant energy and cost savings. During winter, the heating system installed beneath the marble floors provides warmth and comfort throughout the house.

The private garden provides direct access to the communal area, which boasts an elegant pool and an inviting jacuzzi that accommodates up to 8 people. Interior lighting enhances the serene atmosphere at night. The community also offers convenient access with lifts.

The location of Nueva Andalucía is highly coveted, being one of the most exclusive areas on the Costa del Sol. Surrounding Golden Green are prestigious golf courses such as Magna Marbella Golf, Los Naranjos Golf Club, Aloha Golf Club, and the esteemed Real Club de Golf Breezes. Tennis enthusiasts will find a nearby Tennis Club, while other prominent clubs like the prestigious Manolo Santana Club are less than 10 minutes away. Families with children will appreciate the proximity to top-rated schools like Aloha College and the Swedish College of Marbella.

For dining and leisure options, you'll be spoilt for choice with various restaurants just a 5-minute drive away, including Aloha Gardens, Magna Café, Mosh, and the renowned Puerto Banús. The Golden Mile and the charming towns of San Pedro and Marbella are also easily accessible.

AGB



