



## TOWNHOUSE WITH 3 BEDROOMS

📍 Nueva Andalucía

**REF# R4801138 – 1.375.000€**



3  
Beds



3.5  
Baths



379 m<sup>2</sup>  
Built



171 m<sup>2</sup>  
Plot

This delightful townhouse sits in a tranquil leafy street found in the heart of the gilded and sought after golf valley of Nueva Andalucía. A private and immaculately kept residential complex of just 7 houses, this property is charming and welcoming in equal amounts.

Walking up the steps and into the open plan ground floor equates to a breath of fresh air as the clean lines and sleek polished appearance grabs you straight away. The kitchen is modern, fully fitted in lacquered floor to ceiling white units, offering a plethora of storage but also creating this immense sense of continuous space and openness. The kitchen has an island-styled unit that seats 4 bar stools along the one side,

offering seating room for quick breakfasts and for socializing over light lunches. The built in white extractor fan over the induction hob goes virtually unnoticed overhead, another ingenious way to integrate appliances and fittings within the body of the property.

Adjacent to the kitchen the dining area sits alongside the living room, both with terrace doors that open out onto the shaded private garden terrace. This dining area has sublime lighting recessed high above which is reflected in the marble flooring underfoot, which in turn perpetuates illumination throughout the entire floor.

The living area is equally as elegant and subtly lit. With its polished setting and the neutral palettes that have been used throughout with a certain panache, the room appears vast. A working closed in fireplace sits centerstage with the promise of warmth in the winter months.

Ascending to the first floor via the ornate staircase, above which a vaulted ceiling commands your attention, there are 3 bedrooms to be found, the first of which can be found on a midway floor half way up the staircase. With a sloping wooden beamed ceiling majestic overhead, and its décor delicate in creams and oatmeal shaded marble, this bedroom offers a feeling of quiet solitude. Large terrace doors can be opened fully to allow the room to benefit from natural ventilation, whilst another exquisitely furnished bathroom leads off from the bedroom, the neutral tones of choice showcasing this suites understated elegance.

The principal bedroom further along the staircase, as impressive as the first, is bright and supremely illuminated through terrace windows which lead out onto a private terrace overlooking the garden, offering a tranquil corner in which to sit and enjoy the valley views that stretch out in the distance. This main bedroom offers fully fitted wardrobes and a stunning ensuite bathroom. The bathroom is dressed in finest floor to ceiling marble and boasts an imposing jacuzzi bathtub that sits alongside a bay window. Double vanity units and sinks complete one area of the bathroom whilst an imperial walk in shower stands proudly alongside.

A third bedroom offers guests another haven of relaxation although this, if so desired, could also be remodeled into a walk in wardrobe – surely a long standing desire of every modern day woman!

Not wanting to fail to impress, the garage and basement floor is a hidden gem! The garage is spacious and offers shelter for one vehicle. However, accessed by a private driveway, there is further exterior space for at least 2 more vehicles. Descending a modest flight of stairs at the rear of the garage there is a basement area that seemingly matches the size of the property appointed above! With a vast amount of additional storage space, including the already fitted cupboards and units, this area is currently being used as a private gym. However, further remodeling would mean this floor could be dedicated to staff quarters, a self contained apartment, as is your want!

Last but by no means least, the gardens of this property are modest but beautifully cared for, with mature hedgerows on either side, offering privacy and seclusion. The gardens lead out into the communal part of the grounds shared by this small and private group of residences, the grounds of which are immaculately cared for and that surround the azure blue swimming pool.

Set in a quiet residential street, this property is a gem – a find that very rarely comes to attention simply because properties like these are very rarely offered for sale. This is a fine opportunity to obtain an incredible property in a highly sought after area of Nueva Andalucia.

With its close proximity to first class restaurants, some of Europe top golf courses and the vibrant nightlife that Marbella and the renowned Puerto Banus offer, this home is just what you have been searching for – a

piece of heaven, set in a quiet street, in a charming cluster of just 7 houses. Now its time to make it your own....





