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Townhouse for sale in Nueva Andalucía, Marbella

995,000 €

Reference: R5407603 **Bedrooms:** 3 **Bathrooms:** 5 **Build Size:** 173m^2 **Terrace:** 40m^2











Costa del Sol, Nueva Andalucía

Comfort and technology have been thoughtfully integrated throughout the property. Underfloor heating is installed on the ground floor and in the upstairs bathrooms, while a Daikin air conditioning system with Airzone motorised grilles allows independent climate control across four separate zones. Lighting, heating, air conditioning, and alarm systems can all be controlled directly from your phone, offering effortless modern convenience at every level. A professional Unifi network system ensures fast and reliable WiFi coverage throughout the entire home.

Upstairs, the property offers three well-proportioned bedrooms and two stylish bathrooms, designed with high-quality materials and refined contemporary finishes. The master bedroom provides a calm and private retreat, while the additional bedrooms offer flexibility for family living, guests, or working from home.

One of the key features of the property is the impressive rooftop terrace of approximately 40 m², offering a private space to entertain, sunbathe, or unwind while enjoying the open surroundings and Marbella sunshine. The home also benefits from two private parking spaces located in separate garages, as well as a storage room of approximately 7 m².

Balcón de Golf is a well-established residential community in the heart of Nueva Andalucía, known for its peaceful setting and close proximity to renowned golf courses, international schools, restaurants, beaches, and the marina of Puerto Banús. The community is currently undergoing a significant renovation project focused on the façades and structural elements, further enhancing the long-term value and appeal of the development.

This is an exceptional opportunity to acquire a fully modernised townhouse in one of Marbella's most convenient and established locations.

Features:

Features
Near Transport
Ensuite Bathroom

Orientation
South

Climate Control
Air Conditioning
U/F Heating
U/F/H Bathrooms

Views
Sea
Golf

Setting
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Town
Close To Schools

Condition
Excellent
Recently Renovated

Pool
Communal

Garden
Private

Parking
Private
More Than One

Category
Luxury

CO2 Emission Rating
C

Energy Rating
C