HI HOMES

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Townhouse for sale in Nueva Andalucía, Marbella

1,675,000 €

Reference: R5502043 **Bedrooms:** 4 **Bathrooms:** 4 **Plot Size:** 52m^2 **Build Size:** 280m^2











Costa del Sol, Nueva Andalucía

This spacious south-facing townhouse for sale in La Alzambra, Nueva Andalucia, offers an excellent opportunity to create a bespoke home in one of Marbella's most established residential settings. Ideally positioned within the La Alzambra / Vasari Resort area, the property is just a short walk from Puerto Banus, with its renowned marina, beaches, restaurants, boutiques and wide range of amenities.

Occupying a central position within its row, the townhouse offers approximately 280 m² of built space together with a 53 m² private south-facing garden. Its generous proportions, outdoor areas and renovation potential make it an attractive option for those looking to personalise a substantial property in a prime Nueva Andalucia location.

The main floor welcomes you through an entrance hall leading to an independent kitchen, guest toilet and a spacious open-plan living and dining area with a cosy fireplace. Large glass doors provide direct access to a generous terrace, which leads down to the private garden and creates a natural extension of the indoor living space.

The upper floor comprises three well-proportioned en-suite bedrooms. The master bedroom features ample wardrobe space and opens onto a private terrace overlooking the beautifully maintained communal gardens, while the two additional guest bedrooms each benefit from their own en-suite bathroom.

On the lower garden level, the property offers a versatile additional space with excellent potential to be adapted according to individual needs. It could be transformed into a guest suite, entertainment area, wellness space or additional family accommodation, with the possibility of creating direct access to the garden and introducing more natural light.

The townhouse includes a private garage as well as an additional dedicated parking space directly in front of the property, providing added convenience.

La Alzambra is a prestigious gated community in Nueva Andalucia, surrounded by mature subtropical gardens and offering an excellent selection of communal facilities. Residents benefit from 24-hour security, two swimming pools, tennis and paddle courts, an on-site café and a beauty salon.

The location is particularly convenient for enjoying the Marbella lifestyle, with Puerto Banus nearby and easy access to the renowned golf courses of Nueva Andalucia's Golf Valley, international schools, supermarkets and everyday services. The surrounding area has also benefited from recent improvements, including the landscaped Arroyo de Benabolá pedestrian and cycling corridor towards the coast.

With its south-facing garden, generous interior spaces and considerable potential for modernisation, this townhouse in La Alzambra represents an appealing opportunity to create a personalised permanent residence, holiday home or investment property in Nueva Andalucia.

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Features:

Features
Covered Terrace
Near Transport
Private Terrace
Marble Flooring
Fitted Wardrobes
Basement
Paddle Tennis

Climate Control
Air Conditioning
Fireplace

Views
Garden

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

Pool
Communal

Kitchen
Partially Fitted

Garden
Private

Security
Gated Complex
24 Hour Security
Alarm System

Parking
Private