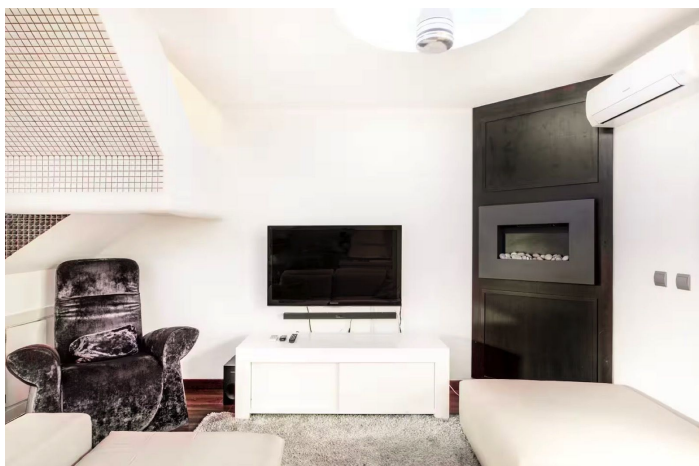
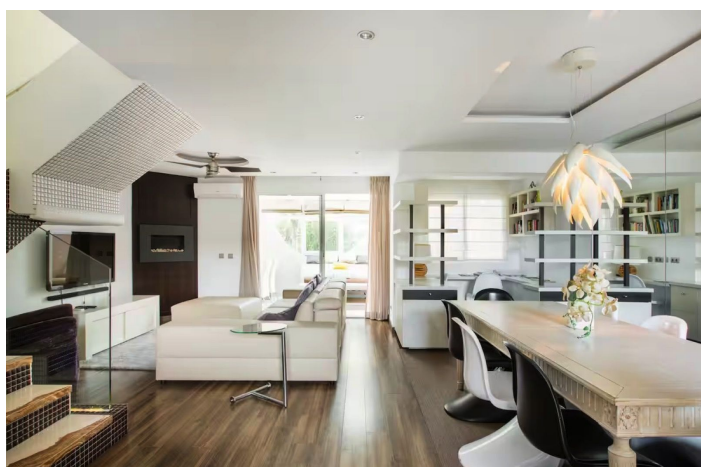




Maison de ville à vendre à Nueva Andalucía, Marbella

760 000 €

Référence: R5226328 Chambres: 5 Bain: 3 Terrain: 16m² Construite: 166m² Terrasse: 60m²





Costa del Sol, Nueva Andalucía

Stunning 5-Bedroom Townhouse in Altos del Rodeo, Nueva Andalucía – Steps from Puerto Banús and the Beach Seize this exceptional opportunity to own a spacious family townhouse in the exclusive Altos del Rodeo urbanisation, nestled in Marbella's prestigious Nueva Andalucía – the heart of the 'Golf Valley' on the Costa del Sol. This serene, gated community offers resort-style living with lush gardens, communal pools, and secure parking, just a 10-15 minute walk from the golden sands of Mistral Beach and the glamorous Puerto Banús marina, famed for its designer boutiques, yacht-filled harbour, fine dining, and vibrant nightlife. Everyday conveniences abound: supermarkets, international schools, gyms, and sports facilities are right on your doorstep, with world-class golf courses like Los Naranjos and Aloha nearby. The A-7 motorway provides swift access to Marbella's historic old town or Málaga Airport, making this an ideal haven for families or investors in a thriving market where similar properties command premium prices and strong appreciation. Spanning three levels across 166 m² of built space, this south-facing gem boasts abundant natural light and a versatile layout perfect for large families or holiday rentals. The ground floor features a welcoming living-dining area with a cosy fireplace and parquet flooring, a fully equipped kitchen, and access to a private terrace and balcony for al fresco enjoyment. Upstairs, five generous bedrooms with fitted wardrobes provide ample space, complemented by three modern bathrooms. With air conditioning throughout and a proven track record as a high-yield investment—generating approximately €50,000 for the summer months alone through short-term lets—this property promises excellent returns in Nueva Andalucía's booming rental scene, where 5-bedroom townhouses can fetch €25,000+ monthly in peak season. This well-maintained home in a low-density development is ready to move in and capitalise on its prime location—contact us today to arrange a viewing and secure your slice of Mediterranean paradise.



Spécification:

Caractéristiques

Terrasse couverte
Près du transport
Terrasse privée
Salle de stockage
Salle de bain attenante
Double vitrage
Armoires ajustées
Wifi
Buanderie
Parquet
Jacuzzi
Bar
Barbecue
Près de l'église
Fibre optique

Vues

Jardin
Cour

Piscine

Communautaire

Jardin

Communautaire
Private

Orientation

Sud

Paramètre

Zone commerciale
Près du golf
Près du port
Urbanisation
Près de la mer
Proche des magasins
Près des écoles
Ville
Près de Marina

Meubles

Entièrement meublé

Sécurité

Complexe fermé

Climatisation

Climatisation
Cheminée

Condition

Excellent
Récemment rénové
Récemment rénové

Cuisine

Entièrement équipé

Parking

Rue