

## Townhouse for sale in Nueva Andalucía, Costa del Sol

4 Bedrooms | 4 Bathrooms | 263 m<sup>2</sup> Interior | 48 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 909 IBI | € 139 Rubish tax



### Property Description

Villa-Style Semi-Detached Home with Heated Pool, Sunny Garden and Sea Views in Nueva Andalucía

- ✓ Villa feeling
- ✓ 4 bedrooms - with ensuite bathrooms
- ✓ Heated private pool (3.7 x 8 m)
- ✓ Panoramic and sea views
- ✓ 4 spacious floors with flexible living spaces
- ✓ Private garden with fruit trees
- ✓ Patio for outdoor dining with a BBQ area for year-round use
- ✓ Double garage with automatic doors
- ✓ Excellent sun orientation throughout the day
- ✓ Prime Nueva Andalucía location close to schools, golf and Puerto Banús

Welcome to this exceptional home in Nueva Andalucía, offering the space, privacy and lifestyle of a villa. Distributed over four levels, the property combines generous indoor living areas with easily

connected outdoor spaces, making it ideal as a family home or holiday residence.

The well-maintained landscaped garden features Mediterranean fruit trees and flowers, a heated private swimming pool measuring 3.7 x 8 metres, a sun deck and room for a trampoline. The garden and pool area are illuminated at night, creating a wonderful atmosphere for Mediterranean evenings.

Directly connected to the kitchen is a BBQ area and a covered terrace designed for all-year-round use. Here you will find a dining area with automatic wind screens/sun shades, ceiling heaters and a fan, enjoyable throughout the year.

The entrance level offers a bright open-plan layout with a kitchen, dining area and living room. Large sliding doors create a seamless connection to the terrace, lounge area and pool garden below. A guest WC is also located on this floor.

The basement level features high ceilings, a spacious lounge with a cinema-room feel, one en-suite bedroom, a large bathroom and a practical laundry area with an additional fridge and freezer. This floor is perfect as a large guest suite, teenage retreat or accommodation for a live-in nanny.

On the first floor, two en-suite bedrooms provide privacy and comfort. The master suite enjoys its own private terrace with panoramic views towards the Mediterranean Sea, generous wardrobe space and room for a home office.

The top floor consists of an impressive loft-style suite with an en-suite bathroom. Large enough to accommodate a king-size bed, sofa area and workspace, this versatile floor can serve as a luxurious guest suite.

Located close to international schools, golf courses, restaurants and Puerto Banús, this is a rare home that truly combines villa living with convenience and flexibility.