



## Townhouse for sale in Marbella, Marbella

1,125,000 €

Reference: SP0908 Bedrooms: 4 Bathrooms: 3 Plot Size: 57m<sup>2</sup> Build Size: 327m<sup>2</sup> Terrace: 76m<sup>2</sup>





## Costa del Sol, Marbella

Luxury New Build Residential Complex in Nueva Andalucía, Marbella

Experience the Perfect Blend of Luxury Living and Smart Investment

Discover a unique new build residential complex in Nueva Andalucía, Marbella, offering an exclusive lifestyle with the benefits of a secure and profitable investment. Designed for those who seek luxury, comfort, and a hassle-free ownership experience, this development provides a perfect balance between private living and professional management.

Luxury Flex Living – The Best of Both Worlds

This Luxury Flex Living model allows you to own a prestigious home in one of Marbella's most sought-after locations, while benefiting from professional property management. Whether you are looking for a permanent residence, a holiday home, or an investment property, this complex ensures peace of mind and maximum returns.

With full regulatory compliance and dedicated management services, your investment is secure, profitable, and stress-free.

Exclusive Features and Premium Amenities

This exceptional residential complex offers a lifestyle of unparalleled luxury and convenience, featuring:

Spa & Wellness Centre for relaxation and rejuvenation.

Indoor and outdoor communal pools to enjoy all year round.

Fully equipped gym for an active and healthy lifestyle.

On-site restaurant offering fine dining experiences.

Co-working spaces for a seamless work-life balance.

24/7 security and concierge services ensuring safety and comfort.

Laundry and housekeeping services for ultimate convenience.

Prime Location in Nueva Andalucía, Marbella

Located in the heart of Nueva Andalucía, this complex is surrounded by 14 world-class golf courses, making it a paradise for golf lovers. Just minutes away from Puerto Banús, Marbella's vibrant nightlife, upscale restaurants, and pristine beaches, residents enjoy both serenity and accessibility.

Distances to Key Points of Interest:

Puerto Banús – 9 minutes

Marbella City Center – 15 minutes

Puente Romano – 12 minutes

Málaga International Airport & Train Station – 30 km

Exquisite Selection of Villas and Apartments

Choose from a variety of luxury homes tailored to your lifestyle:

Apartments: Elegant 1, 2, or 3-bedroom residences available over 1 or 2 floors, combining luxury with flexibility.

Villas: Spacious 2, 3, 4, or 6-bedroom homes across 4 floors, offering private amenities for ultimate comfort.

High-End Finishes and Smart Home Features

Each property is built with premium materials and modern technology, including:

Armored entrance door for maximum security.



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High-quality aluminum joinery with thermal break for energy efficiency.  
Double-glazed laminated safety glass with solar protection.  
Fully equipped Siemens kitchen appliances.  
Advanced home automation system (DOMOTICS) controllable via touchscreen and smartphone.  
Fully installed air conditioning system for year-round comfort.  
Private pool or jacuzzi in select properties.  
Covered community garage with at least one parking space per home.

Invest in Luxury – Own a Home in Marbella's Most Prestigious Area

Whether you are looking for a dream home or a lucrative investment opportunity, this new build complex in Nueva Andalucía offers an unparalleled lifestyle in Marbella's most prestigious neighborhood.

Contact us today to schedule a visit and secure your luxury home in Nueva Andalucía!





## Features:

### Features

Gym

Views: Sea

Heating: Yes, Air Conditioning: Yes

Private pool

garden

Parking - Space

Near Commercial Center

Under-Build / Basement

Near Golf / Golf Resort Property

Communal Pool

Double Bedrooms: 4

Gated

Number of Parking Spaces: 1

Near Schools

Useable Build Space: 147 Msq.

Beach: 5000 Meters

Solarium: Yes

Location: Coastal, Urbanisation

Terrace: 76 Msq.

### Energy Rating

B

### CO2 Emission Rating

B