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Katrin Estates

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Townhouses in Nueva Andalucía

Reference: R5043940



Bedrooms: 4

Bathrooms: 4

M²: 231

Price: 1,300,000 €

Status: Sale

Property Type: Townhouses

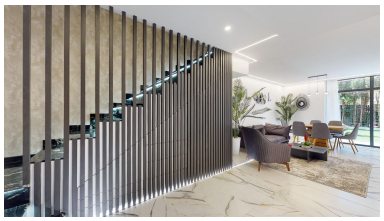
Parking places: by request

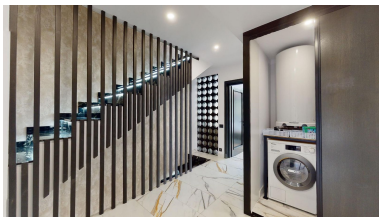
Printing day : 18th November 2026













Overview:Luxury Townhouse for Sale in the Exclusive Area of Nueva Andalucía, Marbella Located just a few meters from the prestigious Los Naranjos Golf Course and only 10 minutes by car from the famous Puerto Banús, this stunning fully renovated townhouse offers the perfect blend of luxury, technology, and comfort. The property has been completely redesigned and refurbished using high-end materials and a contemporary design. It features 4 double bedrooms, furnished with 160 cm and 180 cm beds, distributed as follows: One bedroom on the ground floor, ideal for guests or staff. Three additional bedrooms, all with en-suite bathrooms and walk-in wardrobes, distributed between the first floor (2 bedrooms) and the attic (1 bedroom). Modern bathrooms with spacious walk-in showers; one also features a freestanding bathtub. All bathrooms include bidets. The bathrooms on the first floor are equipped with Amazon Alexa smart speakers with LED display, allowing control of lighting, temperature, and other compatible devices. Mirrors are backlit with an anti-fog system, and one includes a built-in speaker. For added convenience, there is a laundry room on the first floor equipped with a Miele washer and dryer, sink, and hot water boiler. Each bedroom, as well as the living room, is fitted with Samsung Neo QLED televisions. Lighting throughout is LED with dual and triple control systems. The staircase is fitted with motion sensors and smart lighting for each step. The garden also features LED lighting with day/night sensors. Although the lawn is artificial, the garden is equipped with an automatic irrigation system ready for natural grass, and a drip irrigation system for the plants. The custom-made kitchen is built with top-quality materials and fitted with state-of-the-art appliances from the Klarstein (Germany) brand. The interior doors are made of laminated wood, painted in anthracite grey. The main entrance door is also laminated wood and features access via key, card, or fingerprint. The exterior of the house has been insulated with 5 cm of expanded polystyrene, ensuring excellent thermal performance both in summer and winter. The façade is painted with white waterproof and washable paint. Regarding climate control, the property features a mixed system: On the ground and first floors: ceiling air conditioning (hot and cold) using a Carrier system, plus individually controlled underfloor heating in each room. The attic is heated by radiators and also includes an LG air conditioner with heating and cooling functions. The house also includes a ValRom Soft 10 SIMPLEX salt-based water softener system to prevent limescale buildup. There are two private parking spaces, one of them a covered garage and the other located on the side of the property.

Features:

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Parking, Golf, Resale