



## Townhouse for sale in Nueva Andalucía, Marbella

**760.000 €**

Referenz: R5226328    Schlafzimmer: 5    Badezimmer: 3    Grundstücksgröße: 16m<sup>2</sup>    Garten: 166m<sup>2</sup>    Terrasse: 60m<sup>2</sup>





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## 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 m<sup>2</sup> 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Holzböden  
Whirlpool  
Bar  
Grill  
In der Nähe der Kirche  
Glasfaser

### Ansichten

Garten  
Hof

### Pool

Gemeinschaft  
Garten  
Gemeinschaft  
Privater Garten

### Orientierung

Süden

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Exzellent  
Kürzlich renoviert  
Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Straße