



## Townhouse for sale in Nueva Andalucía, Marbella

**760,000 €**

Reference: R5226328   Bedrooms: 5   Bathrooms: 3   Plot Size: 16m<sup>2</sup>   Build Size: 166m<sup>2</sup>   Terrace: 60m<sup>2</sup>





## 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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Fireplace
Private Terrace		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Wood Flooring		
Jacuzzi		
Bar		
Barbeque		
Near Church		
Fiber Optic		
Views	Setting	Condition
Garden	Commercial Area	Excellent
Courtyard	Close To Golf	Recently Refurbished
	Close To Port	Recently Renovated
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Street
Private Garden		