



Townhouse for sale in Nueva Andalucía, Marbella

760,000 €

Reference: R5226328 Bedrooms: 5 Bathrooms: 3 Plot Size: 16m² Build Size: 166m² Terrace: 60m²















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 m² 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:

Orientation **Climate Control Features Covered Terrace** South Air Conditioning

Near Transport Fireplace **Private Terrace**

Double Glazing Fitted Wardrobes

Storage Room **Ensuite Bathroom**

WiFi

Utility Room Barbeque **Near Church**

Fiber Optic Bar

Jacuzzi

Wood Flooring

Condition **Views Setting** 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