



## Townhouse for sale in Nueva Andalucía, Marbella

2,175,000 €

Reference: R5170666   Bedrooms: 4   Bathrooms: 5   Plot Size: 55m<sup>2</sup>   Build Size: 269m<sup>2</sup>   Terrace: 32m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

A four-bedroom town house located in Nueva Andalucía, Marbella. A fantastic community with quite streets, ample parking and 24-hour security. Just minutes from the beach front al fresco life style of Puerto Banus. Having undergone a complete and extensive renovation throughout. A professional and state of the art (classic/modern) interior design has gone into this project. Consisting of three levels. A ground floor with an open plan layout throughout the kitchen, dining and living area provides a sociable and user-friendly space. A beautifully crafted kitchen of the highest quality with book matched porcelain worktops, Gaggenau appliances and underfloor heating. A formal dining area for up to 8 people and cosy living room complemented by customer made furniture unique to this project completes this floor. The ground floor opens out on to the garden terrace that has an additional dining area and out-side kitchen (A custom made completely solid surface matt white corian kitchen with BBQ, sink and fridge) complimented by a dining table for eight people, the ideal outside entertaining space. Moving out into the garden a salt water heated swimming pool awaits with additional seating and sun loungers. Up on the first floor there are 3 three en-suite double bedrooms, each with their own unique and custom design. All bathrooms have been fitted out to a very high standard and also have under floor heating. Complete with a fantastic basement layout with independent access from the front of the house. Complete with it's own kitchen, bathroom, walk-in wardrobe and custom made media wall with fire place. Additional independent access out to the pool from the basement is a unique feature that only Vasari 25 has compared to surrounding houses, a feature that fills the basement area with natural light. An additional laundry room is also located on this level out of sight from the living areas, together with an enclosed garage and parking space. The property has been completely renovated throughout by a professional local developer Including complete new plumbing and electrics with certification, air conditioning systems, windows and doors, three Porcelanosa kitchens and utility room, five Porcelanosa bathrooms, solid oak doors throughout and custom made wardrobes and furniture. Facing "true south" this house enjoys sun from sun rise to sun set. Contact us for further information and viewing requests.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	South	Air Conditioning
Double Glazing		Cold A/C
Fitted Wardrobes		Hot A/C
Guest Apartment		
Utility Room		
Barbeque		
Basement		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Pool	Commercial Area	Excellent
	Beachside	Recently Renovated
	Close To Golf	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
Heated		
Private		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private	Gated Complex	Garage
	24 Hour Security	Private
<b>Category</b>		
Investment		
Luxury		
Resale		