



# Townhouse for sale in Nueva Andalucía, Marbella

**1,395,000 €**

Reference: JNP5162116    Bedrooms: 4    Bathrooms: 4    Build Size: 202m<sup>2</sup>    Terrace: 174m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Step into refined living with this beautifully renovated townhouse in the prestigious gated community of La Colina, an exclusive enclave of only 18 residences in the heart of Nueva Andalucía. Spread across three levels, this home offers 202 m<sup>2</sup> of sophisticated interiors complemented by 174 m<sup>2</sup> of sun-drenched terraces. The seamless design combines contemporary elegance with comfort, featuring 4 spacious bedrooms, 3 bathrooms, and a guest toilet. The open-plan living flows effortlessly onto a large south-facing terrace, partly covered for year-round enjoyment, with sweeping sea views and sunshine from morning to evening. High-quality finishes include air conditioning and underfloor heating throughout, ensuring comfort in every season. Enjoy the privacy of your own garage, while the community offers a beautifully maintained swimming pool and tranquil surroundings. Perfectly positioned near world-class golf courses, fine dining, and Puerto Banús, this is more than a home—it's a lifestyle. A turnkey residence ready to move into, ideal for those seeking luxury, convenience, and exclusivity.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
WiFi  
Basement

### Views

Sea  
Mountain  
Pool  
Golf

### Pool

Communal

### Garden

Communal

### Category

Holiday Homes  
Resale

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Town  
Close To Schools  
Close To Forest

### Furniture

Optional

### Security

Alarm System  
Electric Blinds

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms  
Central Heating

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private