(+34) 951 621 899

info@marbellastarhomes.com

# Terraced Townhouse

Puerto Banús



Rooms: 3

Bathrooms: 0

M²: 235

Price: 945,000 €

Status: Sale

Property Type: Terraced Townhouse

Reference: R4810555

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Overview:Located in the inviting expanse of Nueva Andalucía, just a brief stroll from the golden shores of Mistral beach and a minute's drive from local shopping options, Townhouse Nilo in Altos del Rodeo blends the allure of Marbella living with unmatched comfort and elegance. This south-facing property, which underwent a complete transformation in 2024, presents not only captivating mountain views but also swift access to Puerto Banús, renowned for its luxury boutiques and vibrant nightlife. With 235 sqm built, inclusive of a generous 165 sqm of refined interior living space plus an expansive 70 sqm terrace, the townhouse offers a level of privacy and space often sought but rarely found in such a prime location. Upon entering the first floor, you're greeted by an elegant porch entrance with practical storage solutions leading to a seamless open-plan living area. The kitchen, equipped with modern Siemens appliances and an inviting island, offers the perfect setting for culinary exploration. This floor also features a guest toilet and a bedroom complete with an en-suite, ensuring convenience for both residents and visitors. The architectural genius behind this property has crafted a living space that effortlessly accommodates modern lifestyles while maintaining a sense of classic elegance. As you ascend to the second floor, the refinement

continues with the master bedroom, boasting a luxurious en-suite bathtub and a private balcony for serene morning coffees. An additional bedroom, also with its en-suite and balcony, offers further luxurious living spaces. The crown jewel of Townhouse Nilo is undoubtedly its third-floor roof terrace. Designed for both relaxation and entertainment, this exceptional space features a BBQ area, a Jacuzzi, and an outdoor kitchen, all accompanied by sweeping views of the surrounding landscape. It's an ideal retreat for enjoying Marbella's famous sunsets or hosting memorable gatherings. Every detail in the townhouse speaks to the quality envisioned by its developers and architect, whose focus on creating a space that is both aesthetically pleasing and highly functional can be seen in the choice of modern, elegant furnishings and thoughtful layout. The community itself mirrors these values, offering a swimming pool and lush garden areas, enhancing the sense of an exclusive retreat. In addition to its impressive amenities and design, Townhouse Nilo is notable for its proximity to essential services and recreational spots. The elite Real Club de Padel and the Swedish store Miadel are just a walk away, while local schools are conveniently a seven-minute drive, making everyday logistics hassle-free. Living at Townhouse Nilo, means benefitting from the superb setting of Nueva Andalucía, one of Marbella's top residential areas. Enjoy easy access to the golden beaches of Puerto Banús, renowned for its vibrant atmosphere and high-end shopping experiences. The neighbourhood is well-known for its sports facilities, including the prestigious Real Club de Padel Marbella and nearby Aloha Golf Club, an 18-hole course perfect for golf enthusiasts. Dining options abound in this dynamic area. La Sala By the Sea offers beachfront dining with flair, while El Gaucho de Banús provides an authentic Argentine culinary experience. At Magna Café, you can savour fine dining while taking in the views of the adjacent golf course. Shopping enthusiasts will appreciate the proximity to Centro Plaza Marbella, a shopping center filled with boutiques, restaurants, and a vibrant local market, and El Corte Inglés Puerto Banús, a comprehensive department store located in nearby Puerto Banús. Families will find the area ideal due to the presence of reputable schools, such as Aloha College and Svenska Skolan Marbella, known for providing top-quality education. Excellent public transport options, including bus routes L-4 and L-6, make traveling around Marbella easy, while the AP-7 motorway offers straightforward road access to larger cities like Málaga. Aside from practical amenities, the location of this townhouse offers scenic beauty, with the iconic La Concha Mountain serving as a stunning backdrop. Nueva Andalucía, often referred to as 'Golf Valley,' is home to several major golf courses, including Los Naranjos, Las Brisas, and Aloha, adding to the attractiveness of this desirable neighbourhood. Townhouse Nilo is designed not just as a home but as a complete experience. Its proximity to beaches, sports facilities, an array of dining options, shopping centers, and quality educational institutions combine with efficient transportation links to create a lifestyle that is both tranquil and connected in Marbella. Boasting three beautifully appointed bedrooms, three en-suite bathrooms, a guest toilet, and additional features such as a carport storage and a communal swimming pool, this property caters perfectly to discerning individuals seeking a standout living space in Marbella. This townhouse exemplifies contemporary architectural thought, demonstrating a meticulous attention to detail and forward-thinking development. It promises a serene and luxurious lifestyle, acting as a testament to superior design in one of Marbella's most coveted locations. Not just a living space, Townhouse Nilo offers an enveloping sense of tranquility and prestige, making it a prime property for any sophisticated buyer.

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Features:

Pool, Air conditioning, None, None