

## 3 soverom Duplex til salgs i Marbella, Málaga

998.000€






Located in the sought-after Nueva Andalucía, just a short walk from Mistral Beach and minutes from shopping, Townhouse Nilo in Altos del Rodeo seamlessly combines Marbella's luxury lifestyle with comfort and elegance. Fully renovated in 2024, this south-facing property boasts stunning mountain views and easy access to Puerto Banús, renowned for its high-end boutiques and vibrant nightlife.

With 235 sqm of space, including 165 sqm of refined interiors and a 70 sqm terrace, this townhouse offers rare privacy and spaciousness. The first floor features an inviting porch with storage, an open-plan living area, a modern Siemens-equipped kitchen with an island, a guest toilet, and a bedroom with an en-suite. The second floor houses the master suite with an en-suite bathtub and private balcony, alongside another en-suite bedroom with its own balcony.

The crown jewel is the rooftop terrace, perfect for relaxation and entertainment, complete with a BBQ, Jacuzzi, and outdoor kitchen, all set against panoramic views. The residence is part of an exclusive community with a pool and lush gardens.

Ideally located, Townhouse Nilo is within walking distance of Real Club de Padel and local conveniences, while top schools are just a seven-minute drive. Golf enthusiasts will appreciate the proximity to Aloha Golf Club, and fine dining options like La Sala By the Sea and El Gaucho de Banús are nearby. Shopping destinations include Centro Plaza Marbella and El Corte Inglés Puerto Banús.

With excellent public transport and easy road access via the AP-7, this home is perfectly positioned to enjoy Marbella's finest offerings. Set against the stunning backdrop of La Concha Mountain in the prestigious 'Golf Valley,' Townhouse Nilo is more than a residence – it is a statement of refined living.

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