



## SOTOGRADE

945,000€



### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Communal Pool
- Communal Garden



**DESIGNER – LUXURIOUS – TURNKEY** Welcome to Townhouse Nilo, a fully renovated, south-facing designer residence in the sought-after enclave of Altos del Rodeo, just a short stroll from the golden sands of Mistral Beach and moments from the vibrant energy of Puerto Banús. This luxury townhouse offers the perfect combination of refined comfort, architectural elegance, and a prime location within Nueva Andalucía—one of Marbella's most prestigious residential areas. Completely modernized in 2024, the property spans 235 square meters in total, with 165 sqm of stylish interior living space and 70 sqm of private terraces. Thoughtfully designed for both relaxation and entertainment, the home includes three en-suite bedrooms, a guest toilet, and a stunning rooftop terrace featuring a Jacuzzi, outdoor kitchen, and BBQ area with panoramic views of La Concha mountain. Interior highlights include an open-plan living and dining area, a sleek kitchen with Siemens appliances and a central island, and a ground-floor guest suite. Upstairs, the master bedroom features a spa-style bathroom and private balcony, while a third en-suite bedroom also offers its own outdoor space. The community offers landscaped gardens and a swimming pool, creating a sense of privacy and retreat while still being close to all amenities. From El Corte Inglés Puerto Banús and Centro Plaza Marbella to fine dining options like La Sala by the Sea and El Gaucho de Banús, everything you need is just minutes away. For golf lovers, Townhouse Nilo sits at the gateway to Golf Valley, home to renowned courses including Los Naranjos, Las Brisas, and Aloha Golf Club. Families will appreciate the proximity to top schools such as Aloha College and Svenska Skolan Marbella, while excellent transport connections make travel across Marbella and to Málaga Airport simple and stress-free. Key features: ? 3 bedrooms, all en-suite ? Guest toilet ? Rooftop solarium with Jacuzzi, BBQ and mountain ...

Interior Size:	235m <sup>2</sup>	Rates:	TBC
Exterior Size:	70m <sup>2</sup>	Service Charges:	TBC
Plot Area:	N/A	Price per sqm:	£3,500.00