



MARBELLA  
C R I B S  
G R O U P

## Townhouse Nilo in Altos del Rodeo, Nueva Andalucia

998.000€



**Ref**  
MCG1787

**Beds**  
3

**Baths**  
3

**Plot**  
N/A

**Built**  
235 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1787
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	235 m <sup>2</sup>
<b>Terrace</b>	70 m <sup>2</sup>
<b>Price</b>	998.000€









## About this property

**\*\*AVAILABLE IN OCTOBER!\*\***

Nestled in the heart of Nueva Andalucía, Townhouse Nilo in Altos del Rodeo offers the epitome of Marbella living, combining unmatched comfort and elegance. Just a short stroll from the golden sands of Mistral Beach and a minute's drive from local shops, this south-facing property, fully renovated in 2024, provides not only stunning mountain views but also easy access to Puerto Banús, famed for its luxury boutiques and vibrant nightlife.

With a total of 235 sqm, including 165 sqm of beautifully designed interior living space and an expansive 70 sqm terrace, this townhouse offers a rare blend of privacy and spaciousness in such a prime location. Upon entering the first floor, you are greeted by a stylish porch with practical storage solutions, leading to a seamless open-plan living area. The kitchen, outfitted with modern Siemens appliances and a welcoming island, is the perfect setting for culinary creativity. This floor also includes a guest toilet and an en-suite bedroom, ensuring comfort and convenience for both residents and visitors.

The architectural design of this property marries modern living with classic elegance. On the second floor, the master bedroom offers a luxurious en-suite bathroom and a private balcony, perfect for enjoying peaceful morning coffees. An additional en-suite bedroom with its own balcony further enhances the living experience.

The highlight of Townhouse Nilo is the third-floor rooftop terrace, designed for relaxation and entertainment. This exceptional space features a BBQ area, a plunge pool, and an outdoor kitchen, all with breathtaking views of the surrounding landscape. It's the ideal spot to enjoy Marbella's famous sunsets or host memorable gatherings.

Every aspect of the townhouse reflects the high standards set by its developers and architect, evident in the modern, elegant furnishings and thoughtful layout. The community enhances this sense of luxury, offering a swimming pool and lush garden areas, making it an exclusive retreat.

In addition to its impressive design and amenities, Townhouse Nilo boasts an enviable location close to essential services and leisure spots. The prestigious Real Club de Padel and the Swedish store Miadel are just a short walk away, while local schools are conveniently located within a seven-minute drive, simplifying daily logistics.

Living at Townhouse Nilo offers the best of Nueva Andalucía, one of Marbella's most sought-after residential areas. Enjoy easy access to the vibrant beaches of Puerto Banús, known for its dynamic atmosphere and high-end shopping. The area

## Contact Us

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