



## Townhouse for sale in Pueblo Atalaya Rio Verde, Nueva Andalucía, Marbella

1,495,000 €

Reference: R5167342 Bedrooms: 3 Bathrooms: 4 Build Size: 225m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Exquisite Turnkey Townhouse in Pueblo Atalaya Río Verde – Nueva Andalucía, Marbella Nestled within the prestigious gated community of Pueblo Atalaya Río Verde in Nueva Andalucía, this elegant townhouse offers a refined and contemporary lifestyle just minutes from Puerto Banús. Surrounded by renowned restaurants, international schools, designer boutiques, and world-class golf courses, it presents the perfect balance of sophistication, comfort, and convenience on the Costa del Sol. Recently fully renovated and refurbished to the highest standards, the home combines timeless design with cutting-edge modern luxury. Every element has been thoughtfully curated to deliver a turnkey living experience – move in immediately and enjoy a residence complete with designer furniture, décor, bedding, curtains, and premium appliances. Highlights & Features: Turnkey Luxury – Fully furnished and ready to move in, with every detail completed to perfection. Bespoke Kitchen – SANTOS designer kitchen with Siemens Studio Line appliances, Silestone countertops, and full premium dining and cookware sets. Elegant Bathrooms – Heated floors, Fantini fixtures, Villeroy & Boch sanitaryware, frameless glass showers, and bespoke oak cabinetry. Designer Living Spaces – Open-plan interiors with curated furnishings, a statement fireplace, and custom lighting design. Outdoor Lifestyle – Three private terraces including a rooftop solarium, all featuring BBQ area, ceiling fans, landscaped plants, and breathtaking panoramic views of La Concha. Smart Comfort – Fujitsu A/C, Daikin aerothermal system, and full smart-home domotics for lighting, blinds, and climate control. Secure Living – Reinforced entry door, Ring smart surveillance cameras, and integrated alarm system. Bespoke Details – Handcrafted curtains, designer wallpapers, custom wardrobes with LED lighting, and a signature bronze staircase handrail. Wellness & Leisure – Access to a communal sauna, gym, swimming pool, and gardens, plus a private garage with epoxy flooring. Entertainment Ready – Integrated LG & Samsung Smart TVs, premium sound system, and concealed ambient lighting throughout. Spanning 283 m<sup>2</sup> of total built area (225 m<sup>2</sup> interior) across four levels, the townhouse offers three spacious bedrooms and three luxurious bathrooms, including an elegant en-suite master. The open-plan living and dining area flows effortlessly onto a serene private terrace, ideal for year-round entertaining. Additional terraces – including a covered one and a spectacular rooftop solarium – provide versatile outdoor spaces with scenic mountain and valley views. Residents enjoy a wealth of premium amenities, including air conditioning, electric blinds, fibre optic internet, aerothermal efficiency, video entrance, and an armoured door. The property is in impeccable condition, combining stylish design with practicality for effortless everyday living. Whether as a permanent residence or a luxury holiday home, this townhouse encapsulates the essence of the Marbella lifestyle – where comfort, elegance, and Mediterranean charm meet under the year-round sun.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Barbeque  
Domotics  
Fiber Optic

### Views

Mountain  
Panoramic  
Garden  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Luxury

### Climate Control

Air Conditioning  
Fireplace  
U/F/H Bathrooms

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Garage