+34 604 489 646

info@luxury-realty.com

Apartment in Nueva Andalucía

Reference: R5133199



Bedrooms: 2
Bathrooms: 2
M² Build size: 105
Price: 460,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an exceptional elevated ground floor apartment, perfectly situated in the prestigious heart of Nueva Andalucía, Southern Spain. This magnificent property, spanning a generous 147 square meters, as meticulously verified by cadastral records, presents a rare opportunity for discerning buyers. Whether your aspiration is a luxurious holiday retreat, a sophisticated permanent residence, or a highly profitable investment venture, this exquisite home effortlessly caters to every desire, embodying the pinnacle of Mediterranean living.

A key differentiator and a significant asset that elevates this property above others is the inclusion of the highly sought-after VFT (Vivienda con Fines Turísticos) and NRA (National Register of Apartments) Touristic Licence. This invaluable certification not only streamlines the process for generating immediate rental income but also firmly solidifies its status as a premier investment in a booming market. For serious clients, comprehensive and meticulously maintained accounts detailing its excellent rental income are readily available, showcasing a proven track record of profitability and ensuring complete peace of mind for future owners from day one.

Step inside this luxury accommodation, thoughtfully designed to comfortably host up to six guests, offering an abundance of space for both serene relaxation and engaging entertainment. The sophisticated interiors provide a perfect canvas for creating lasting memories. However, the true essence of this offering extends far beyond the apartment's elegant walls, immersing you in an exclusive resort-style living experience where you'll genuinely feel you *never have to leave*.

Indulge in an unparalleled array of world-class amenities right at your doorstep. Dive into aquatic bliss with four beautifully maintained outdoor swimming pools, each providing a serene escape under the glorious Mediterranean sun. For year-round enjoyment or dedicated athletic training, a remarkable heated Olympic-sized swimming pool, intelligently covered during cooler months, stands ready to serve. Younger residents will delight in their dedicated toddlers' paddling pool, ensuring safe and joyful splash time for all ages within a secure environment.

Beyond the pools, your well-being is paramount and meticulously catered for. A superbly fitted gymnasium boasts state-of-the-art equipment, offering a comprehensive suite for all your fitness needs, from cardio to strength training. Complementing this, an exclusive Spa facility, rejuvenating massage services, and invigorating Yoga sessions, alongside a diverse calendar of other fitness classes, are available throughout the year. Adding to this seamless luxury, a dedicated concierge service provides effortless support and personalized assistance, elevating your daily experience with unparalleled convenience and attention.

Gastronomic delights and vibrant social opportunities are abundant and easily accessible within the community. Enjoy exquisite meals and refreshing cocktails at the full poolside restaurant and bar, a dynamic and inviting hub for relaxation, casual dining, and lively connection. For more intimate gatherings or convenient provisioning, the exclusive Aloha Bodega offers unique options right on-site. Families will particularly appreciate the dedicated Kids Club, ensuring that younger guests are entertained with engaging and supervised activities, all while providing parents with cherished moments of tranquility and freedom. These exceptional services operate consistently, guaranteeing a luxurious and fulfilling lifestyle throughout every season of the year.

Yet, should the enchanting allure of the Costa del Sol beckon you to explore its myriad attractions, an abundance of world-class experiences lies within effortless reach. Golf aficionados will revel in the immediate proximity to nine prestigious golf courses, including some of the region's most challenging and scenic fairways, all accessible within a mere 10-minute drive. This unparalleled convenience promises endless rounds of enjoyment for players of all levels, solidifying its appeal to the international golf community.

The vibrant pulse of the Aloha Strip, renowned for its sophisticated dining establishments, chic boutiques, and lively entertainment venues, is less than a 5-minute journey away, offering endless evening possibilities. Just a leisurely 10-minute drive transports you to the glamorous Puerto Banús, an iconic marina famed for its luxurious yachts, world-class designer shopping, and exquisite culinary experiences that define opulence. Sun-drenched, pristine beaches are also conveniently located within minutes, inviting you to unwind by the azure Mediterranean waters.

For broader cultural immersion and exploration, the historic charm and upscale offerings of Marbella Town, along with the picturesque beauty of Estepona, known for its stunning Old Town and vibrant floral displays, are both easily reachable within a comfortable 15 to 20 minutes. Adventure seekers can indulge in thrilling water sports at Cable Ski, a mere 10 minutes away, or enjoy competitive fun at the Go-karting track, just a 15-minute drive. This prime location truly offers an unparalleled blend of convenience, luxury, and diverse leisure opportunities.

This isn't merely an apartment; it is an exclusive invitation to embrace a refined lifestyle in one of Southern Spain's most coveted and prestigious destinations. Combining an elite address in Nueva Andalucía, comprehensive on-site amenities that rival a five-star resort, and robust rental income potential, this property represents an extraordinary and intelligent investment for the discerning individual.

Are you ready to seize this exceptional opportunity to own a slice of paradise? Don't let this magnificent chance slip away. Contact Luxury Realty today to schedule your private viewing and discover firsthand the unparalleled elegance and vibrant living that awaits you in this exquisite Nueva Andalucía residence.

Features:

None, Pool, Air conditioning, Heating, Mountain views, Lift, None, Private garden, 24H Security, Parking, Holiday Home, Investment, None, Resale