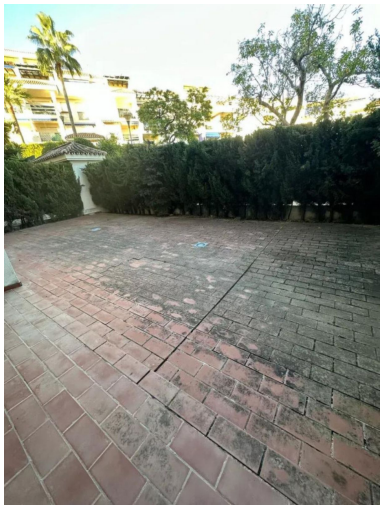
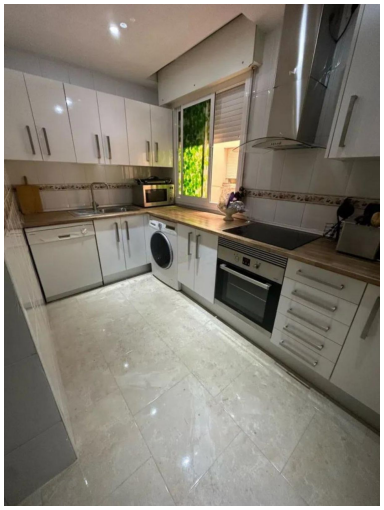
Apartment in Nueva Andalucía

Reference: R5147887



Bedrooms: 3	Bathrooms: 2	M² Build size: 130	Price: 540,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size: 50





Overview:

Luxury Realty is proud to present an exceptional opportunity to acquire a sophisticated ground floor apartment nestled in the highly sought-after area of Nueva Andalucía, one of the most prestigious enclaves on Spain's sun-drenched Costa del Sol. This remarkable residence offers a harmonious blend of luxurious living, unparalleled comfort, and prime location, making it an ideal choice for discerning individuals seeking an elegant Mediterranean lifestyle or a sound investment in a world-renowned destination in Southern Spain.

This exquisite property, a seamless fusion of indoor elegance and outdoor serenity, boasts a generous built area of 130 m², meticulously designed to maximize space and natural light. It comprises three beautifully appointed bedrooms and two modern bathrooms, providing ample private retreats for families or guests. The apartment is presented in good condition, reflecting careful maintenance and attention to detail, ensuring a move-in ready experience. Its advantageous orientation, primarily East and South, guarantees abundant sunshine throughout the day, illuminating the living spaces and offering a warm, inviting atmosphere from dawn until dusk.

Step inside to discover a world of refined features. The interiors are graced with exquisite marble flooring, lending an air of sophistication and timeless elegance, while also providing a cool and comfortable ambiance during the warmer months. Double glazing throughout ensures optimal insulation, peace, and energy efficiency. Modern connectivity is guaranteed with fiber optic internet access, perfect for remote work or seamless entertainment. The living environment is further enhanced by comprehensive climate control, including both hot and cold air conditioning systems, allowing residents to maintain their ideal temperature regardless of the season. Thoughtfully integrated fitted wardrobes in each bedroom provide practical storage solutions, maximizing space and maintaining a sleek aesthetic. Additional conveniences include a dedicated utility room and a separate storage room, addressing every practical need for contemporary living. The heart of this home, the kitchen, is fully fitted with quality appliances and ample workspace, designed to inspire culinary creativity and social gatherings.

The allure of this apartment extends to its remarkable outdoor spaces. A private terrace spanning 26 m² offers an idyllic setting for al fresco dining, morning coffee, or simply unwinding while enjoying the gentle Mediterranean breeze. Complementing this is a private garden of 50 m², a verdant oasis where you can cultivate your own personal haven, entertain guests, or allow children to play safely. Beyond your private realm, the property benefits from access to beautifully landscaped communal gardens, creating a sense of expansiveness and tranquility within the urbanisation.

Residents of this exclusive ground floor apartment also benefit from a wealth of communal amenities designed to enhance the quality of life. The complex features a stunning communal swimming pool, perfect for refreshing dips, as well as a dedicated children's pool, ensuring fun and safety for younger residents. Security is paramount, with the entire complex being gated, offering peace of mind and an exclusive environment. Parking is never an issue, thanks to multiple convenient options including underground parking, a private garage, and covered parking spaces, ensuring the safety and accessibility of your vehicles.

The location of this Luxury Realty offering is truly exceptional. Nueva Andalucía is renowned for its vibrant yet serene atmosphere, often referred to as 'Golf Valley' due to its proximity to several world-class golf courses. This urbanisation setting places residents close to an array of essential amenities, including prestigious international schools, making it an excellent choice for families. Furthermore, its 'Near Transport' feature ensures easy access to all the Costa del Sol has to offer, from the glamorous Puerto Banús with its luxury boutiques and yachts, to the charming old town of Marbella, vibrant nightlife, and pristine beaches. The garden views from the apartment provide a calming backdrop, creating a sense of privacy and seclusion within this dynamic region of Southern Spain. The property also boasts features like "Access for people with reduced mobility," highlighting its thoughtful design and inclusivity.

Offered as a resale property, this apartment represents a superb investment opportunity in a highly desirable location, consistently favored by both permanent residents and holidaymakers. Its 'Part Furnished' status offers flexibility, allowing new owners to infuse their personal style and make it truly their own, while benefiting from key furnishings already in place. This ground floor apartment in Nueva Andalucía encapsulates the essence of luxury Mediterranean living – comfort, convenience, and an enviable lifestyle. Luxury Realty invites you to discover this exquisite residence and experience the finest in Costa del Sol living. An inspection is highly recommended to fully appreciate the unique charm and extensive features of this outstanding property.

Features:

Pool, Air conditioning, Heating, Private garden, Lift, None, Parking, Resale