+34 604 489 646

info@luxury-realty.com

Villa in La Campana

Reference: R5169049



Bedrooms: 3

Bathrooms: 2

M² Build size: 136

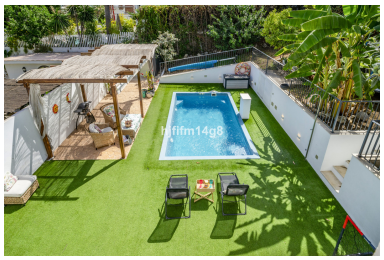
Price: 950,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 478













Overview:

Presented by Luxury Realty, this captivating villa represents an unparalleled opportunity to acquire a slice of paradise in one of Southern Spain's most coveted addresses. Nestled within the prestigious residential enclave of La Campana, part of the world-renowned Nueva Andalucía, Marbella, this property offers an exceptional blend of sophisticated living, ultimate privacy, and immediate access to the vibrant energy of the Costa del Sol.

Nueva Andalucía is celebrated as "Golf Valley," a verdant expanse renowned for its championship golf courses, yet it is much more than just a golfer's haven. It's a thriving, upscale community where luxury meets convenience, offering a lifestyle of leisure and refinement. From designer boutiques and gourmet restaurants to international schools and essential services, everything one could desire is just moments away. Specifically, La Campana is known for its charming, established feel, providing a serene residential environment while being incredibly well-connected, a perfect balance for those seeking both tranquility and accessibility.

The strategic positioning of this villa is undeniably one of its prime attributes. Imagine being only a leisurely six-minute drive from the dazzling marina of Puerto Banús, a global epicenter of luxury yachts, high-end shopping, and glamorous nightlife. Equally close are the golden sands and crystal-clear waters of Playa del Duque, offering exclusive beach clubs and serene coastal walks. The property also boasts excellent connections to the main highway, facilitating effortless travel to Malaga International Airport or exploring the wider Andalusian region. For families, the proximity to prestigious international schools is a significant advantage, while a plethora of supermarkets, gourmet delis, and a diverse range of restaurants cater to every culinary whim. This ensures that every practical and recreational need is met with utmost ease and sophistication, making daily life here a true pleasure.

Embrace the Quintessential Marbella Outdoor Lifestyle

Set upon a generous 426 m² plot, this magnificent villa is a testament to the art of outdoor living. The meticulously maintained gardens are adorned with mature fruit trees, providing not only natural beauty but also a sense of Mediterranean authenticity and delicious seasonal produce. At the heart of this verdant oasis lies a private swimming pool, shimmering under the Andalusian sun – an inviting sanctuary for refreshing dips on warm days or simply lounging poolside with a good book. Adjacent to the pool, a thoughtfully designed chill-out area provides the perfect setting for al fresco dining, evening cocktails, or intimate gatherings with family and friends. This expansive outdoor space is ingeniously crafted to maximize enjoyment of Marbella's exceptional climate, offering both sun-drenched spots and shaded retreats for ultimate relaxation and entertainment throughout the year.

Sophisticated Interiors: Modern Comfort Meets Elegant Design

Spanning an impressive 138 m² over two meticulously designed levels, the villa's interior exudes modern comfort and a welcoming ambiance. The ground floor is a masterpiece of open-plan living, where a spacious and fully equipped contemporary kitchen seamlessly connects to a bright and airy living and dining room. This intelligent design promotes social interaction and creates an expansive sense of space, ideal for both everyday family life and entertaining guests. High-quality finishes and an abundance of natural light define these communal areas, fostering an inviting atmosphere. Complementing this floor are two comfortable and elegantly appointed bedrooms, offering versatility for guests, children, or a home office. A stylish full bathroom on this level ensures convenience and privacy for all occupants and visitors.

Ascending to the upper level reveals a private sanctuary dedicated entirely to the master suite. This exclusive retreat offers unparalleled privacy, a true haven for relaxation and rejuvenation. The master bedroom itself is generously proportioned, designed to offer tranquility and comfort. It benefits from its own private balcony, providing a secluded spot for morning coffees with views of the surrounding lush landscape or serene evening stargazing. The accompanying en-suite bathroom is a testament to luxurious practicality, boasting both a deep, indulgent bathtub and a contemporary walk-in shower. This thoughtful combination offers the best of both worlds, ensuring a spa-like experience within the comfort of your own home, making it an ideal escape from the everyday.

Future-Proofed Living: Renovations and Expansion Potential

This exceptional property underwent a comprehensive renovation in 2018, ensuring it meets the highest standards of modern living. This significant upgrade included a complete overhaul of the electrical and plumbing systems, providing peace of mind regarding the home's infrastructure and longevity. Furthermore, the villa is equipped with state-of-the-art solar panels, significantly enhancing energy efficiency and reducing utility costs while contributing to a greener, more sustainable lifestyle. The exteriors are impeccably maintained, reflecting the care and attention invested in preserving the property's aesthetic appeal and structural integrity. This commitment to maintenance means the villa is truly move-in ready, requiring no immediate investment beyond personal touches.

Beyond its current exquisite state, the villa presents an exciting opportunity for expansion. The lower floor offers the distinct possibility of creating additional living space, allowing prospective owners to tailor the property precisely to their evolving needs and desires. Imagine adding a dedicated home cinema, a private gym, a guest apartment, or an expansive office suite – the potential is limited only by imagination. This flexibility ensures that the villa can adapt and grow with its inhabitants, future-proofing your investment in this prime Marbella location.

An Unrivalled Investment in the Heart of Marbella

In summary, this beautifully maintained villa stands as a beacon of modern comfort, offering a perfect blend of privacy, luxury, and unparalleled proximity to Marbella's most cherished attractions. It represents a unique and compelling opportunity to secure a prime piece of real estate in Nueva Andalucía, specifically within the desirable La Campana area. Whether you seek a permanent residence, a luxurious holiday home, or a shrewd investment property with excellent rental potential, this villa promises a lifestyle of sophistication and convenience. Embrace the allure of the Mediterranean and discover why this property, meticulously presented by Luxury Realty, is not just a house, but a dream home waiting to be cherished.

Features:

Pool, Air conditioning, Mountain views, Private garden, None, Parking