+34 604 489 646

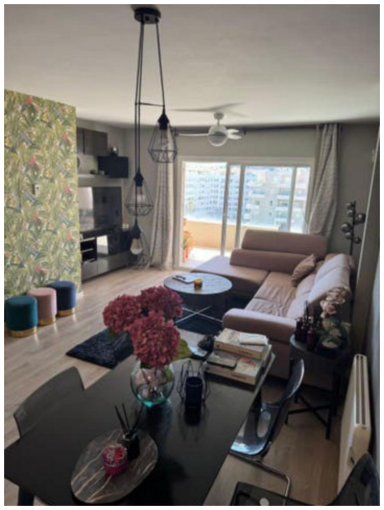
info@luxury-realty.com

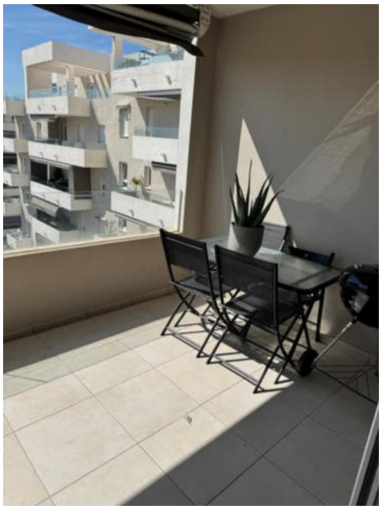
Apartment in Nueva Andalucía

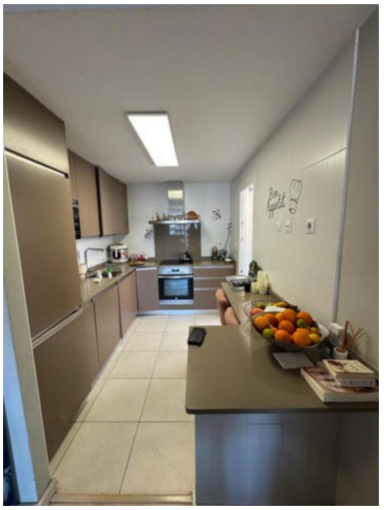
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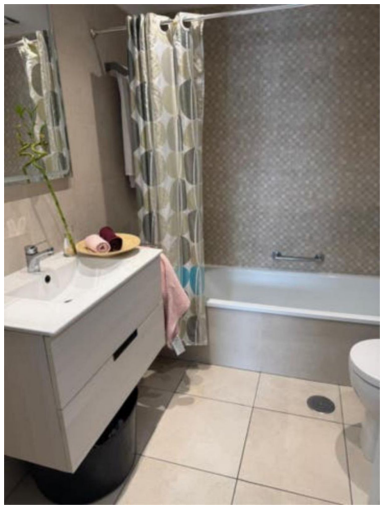


Bedrooms: 3	Bathrooms: 2	M² Build size: 118	Price: 499,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:

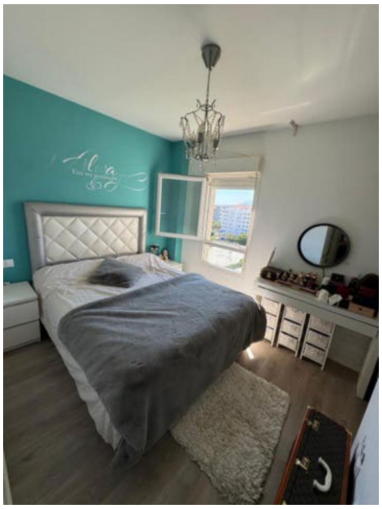












Overview:

Discover an exceptional living opportunity with this exquisite middle floor apartment, perfectly situated in the highly sought-after area of Nueva Andalucía, on the sun-drenched Costa del Sol. Boasting 3 spacious bedrooms and 2 well-appointed bathrooms, this property offers a generous built area of 118 m² complemented by a delightful 8 m² private terrace. Presented by Luxury Realty, this residence encapsulates the coveted Mediterranean lifestyle, blending comfort, convenience, and a prime location for discerning buyers seeking their dream home in Southern Spain.

Prime Location: The Epitome of Costa del Sol Living

Nestled within the prestigious 'Golf Valley', Nueva Andalucía is renowned for its vibrant atmosphere, world-class golf courses, and unparalleled access to the best the Costa del Sol has to offer. This apartment's strategic positioning within a commercial area, close to shops, schools, and the lively town center, ensures that all daily necessities and leisure activities are just moments away. Its location within a well-established urbanisation further guarantees a serene and secure environment, ideal for families, retirees, or those seeking a luxurious holiday retreat.

Nueva Andalucía is a jewel in Southern Spain's crown, famous for its luxurious villas and apartments, its buzzing social scene, and its proximity to the glittering marinas of Puerto Banús and the charming Old Town of Marbella. Living here means embracing an outdoor lifestyle year-round, thanks to over 320 days of sunshine. From fine dining and designer boutiques to pristine beaches and exciting water sports, the possibilities for leisure and entertainment are endless. The area's excellent infrastructure, including easy access to major transport links and a convenient courtesy bus service, further enhances its appeal, making it a truly desirable destination.

Sophisticated Interiors & Thoughtful Features

This middle floor apartment, offered in good condition, presents a welcoming and comfortable living space. The interior spans 118 m², thoughtfully designed to maximise natural light and create an inviting ambiance. The property benefits from a south orientation, ensuring abundant sunshine throughout the day and offering pleasant garden and urban views from its private terrace. Climate control is paramount for year-round comfort, and this apartment is equipped with comprehensive air conditioning, providing both hot and cold settings to suit any season.

The heart of the home, the kitchen, is fully fitted with modern appliances, ready for culinary enthusiasts to enjoy. With a part-furnished setup, new owners have the flexibility to infuse their personal style and make this apartment truly their own. Practical features abound, including fitted wardrobes in the bedrooms for ample storage, an ensuite bathroom for added privacy and convenience, and double glazing throughout to ensure energy efficiency and sound insulation. For modern connectivity, the property boasts both WiFi and Fiber Optic internet access, essential for remote work or entertainment. An additional storage room provides extra space for belongings, keeping the main living areas clutter-free.

Exceptional Communal Amenities & Security

Beyond the confines of the apartment, residents can indulge in a host of superb communal amenities. The meticulously maintained communal gardens offer lush green spaces perfect for leisurely strolls or simply unwinding amidst nature. A refreshing communal swimming pool provides an idyllic spot to cool off during the warm summer months or simply relax by the water's edge. The entire complex is securely gated, offering peace of mind and an enhanced sense of safety for all residents.

Parking is never an issue with this property, as it includes multiple secure options: private underground parking, a dedicated garage space, and additional covered parking. This provides convenience and protection for vehicles, a valuable asset in such a prime location. Furthermore, the property thoughtfully incorporates access for people with reduced mobility, ensuring that everyone can enjoy the comfort and convenience of this exceptional home. Its proximity to essential services, including transport links and schools, along with charming local establishments such as nearby churches, adds to the overall convenience and quality of life.

Your Gateway to the Costa del Sol Lifestyle

As a resale property, this apartment represents an excellent opportunity to acquire a prime piece of real estate in one of Southern Spain's most sought-after addresses. Whether you are looking for a permanent residence, a luxurious holiday home, or a sound investment property, this middle floor apartment in Nueva Andalucía offers unparalleled value. Its blend of modern comforts, strategic location, and access to premium amenities makes it a truly irresistible proposition. Imagine waking up to the gentle Costa del Sol breeze, enjoying breakfast on your private south-facing terrace, and stepping out into a world of leisure and luxury. This is more than just an apartment; it's a gateway to an enviable lifestyle.

Features:

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