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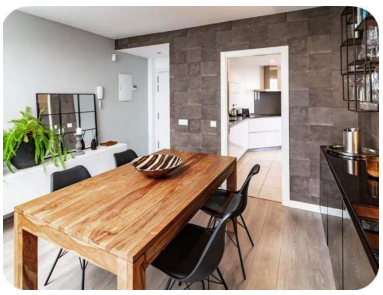
Apartment in Nueva Andalucía

Reference: R5411686

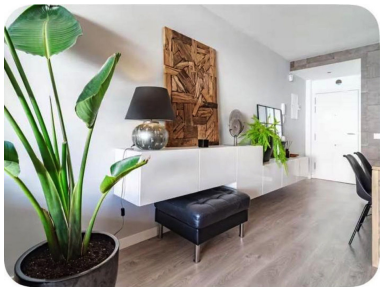


Bedrooms: 3
Bathrooms: 2
M² Build size: 100
Price: 499,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a magnificent 6th-floor apartment located in one of Nueva Andalucía's most prestigious and sought-after urbanisations in Marbella, the undisputed jewel of Southern Spain. This stunning property is more than just a home; it's an investment in a lifestyle defined by sunshine, sophistication, and unparalleled convenience. From its elevated position, this spacious and exquisitely bright exterior residence bathes in natural light, offering a welcoming and airy ambiance that is truly captivating.

Perfectly situated, this apartment places you at the epicentre of Marbella's vibrant social scene and natural beauty. You are just minutes away from the glittering yachts and designer boutiques of Puerto Banús, the serene golden sands of world-renowned beaches, and the lush greens of championship golf courses. Families will appreciate the proximity to prestigious international schools, while daily conveniences are met with ease thanks to nearby supermarkets and a plethora of essential amenities. This privileged location in La Campana, within the heart of Nueva Andalucía, ensures that every aspect of the quintessential Marbella lifestyle is at your fingertips.

Exquisite Interiors & Thoughtful Design

Spanning an impressive 116 m² built area, with a generous useful space of 100.57 m², this apartment is designed for comfort and elegance. The interiors exude a sense of refined taste and spaciousness, creating an ideal environment for both relaxation and entertaining. The expansive living-dining room serves as the heart of the home, offering ample space for gatherings and featuring large windows that invite the glorious afternoon sun inside. The west orientation is a particular highlight, ensuring beautiful, warm light throughout the day and spectacular sunsets from your private outdoor spaces.

The fully equipped kitchen is a testament to modern design and functionality, boasting sleek finishes and all the necessary appliances to inspire culinary creativity. With three generously sized bedrooms, this property provides comfortable and private retreats for all occupants. Each bedroom benefits from fitted wardrobes, offering abundant storage solutions that maintain the apartment's clean and uncluttered aesthetic. The two contemporary bathrooms are elegantly appointed, featuring high-quality fixtures and a refreshing, modern design.

Adding to the allure are the private outdoor sanctuaries: a charming terrace and an additional balcony. These spaces are perfect for al fresco dining, enjoying your morning coffee, or simply unwinding while soaking in the enviable Costa del Sol climate. Comfort is paramount, and the apartment is equipped with air conditioning throughout, ensuring a pleasant environment no matter the season. As a 6th-floor exterior property, accessibility is guaranteed with a modern lift, providing convenience and ease of movement within the building.

Unrivalled Amenities & Investment Potential

Beyond the apartment itself, residents benefit from exceptional additional features that enhance both comfort and investment value. A private garage, spanning a considerable 13.12 m², provides secure parking and peace of mind, a true luxury in such a prime location. Complementing this is a dedicated storage room of 5.07 m², perfect for stowing away belongings and keeping your living space immaculate. The urbanisation itself is a modern oasis, meticulously maintained and designed to offer a resort-style living experience. Residents have exclusive access to beautifully landscaped communal gardens and sparkling swimming pools, providing perfect settings for relaxation and leisure under the Mediterranean sun.

Crucially, this property comes with an active and fully regulated Tourist Licence (Licencia Turística). This is an unparalleled advantage, transforming the apartment into an excellent high-yield investment opportunity in one of Marbella's most sought-after and high-demand areas. The robust rental market in Nueva Andalucía ensures strong occupancy rates and attractive returns, offering a hassle-free income potential for discerning investors. Whether you envision it as a lucrative rental property, a luxurious holiday home, or a permanent residence, its excellent overall condition means it's ready to impress from day one.

Prime Location: The Heart of Southern Spain's Luxury

Nueva Andalucía is renowned as Marbella's "Golf Valley," a privileged enclave known for its exclusive lifestyle, stunning scenery, and proximity to everything that makes the Costa del Sol famous. Beyond golf, you are minutes from the vibrant energy of Puerto Banús, with its high-end boutiques, gourmet restaurants, and bustling nightlife. The pristine beaches of Marbella offer endless opportunities for sunbathing, water sports, and leisurely strolls along the promenade. The array of international schools nearby makes this an ideal location for families, while a wealth of dining establishments, from casual chiringuitos to Michelin-starred restaurants, caters to every culinary whim.

This enviable position in Southern Spain, within the very heart of the Costa del Sol, allows you to immerse yourself in the rich culture, glorious climate, and luxurious amenities that define this world-class destination. This property truly represents a unique opportunity to live or invest in one of the most prestigious and desirable residential areas of Marbella. Ideal as both a permanent family home and a high-yield investment property, it offers the best of both worlds.

Do not miss the chance to acquire this exceptional apartment, combining elegant living, superb amenities, and significant investment potential in the vibrant landscape of Nueva Andalucía. Viewing is highly recommended to fully appreciate the quality and strategic location of this exquisite offering. Contact Luxury Realty today to arrange your private tour.

Features:

Pool, Air conditioning, Heating, Mountain views, Private garden, Lift, None, Alarm system, Parking