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Luxury Realty
real estate

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Apartment in Nueva Andalucía

Reference: R5441923

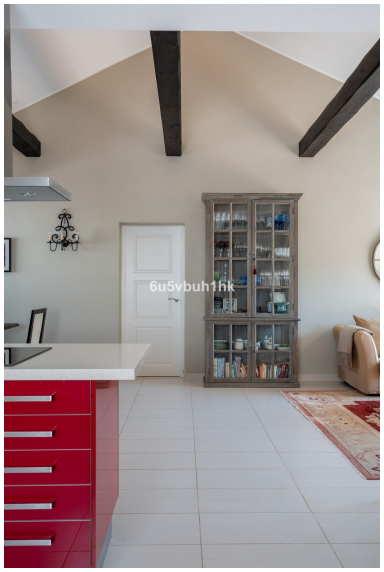


Bedrooms: 2
Bathrooms: 2
M² Build size: 126
Price: 680,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

An Unparalleled Investment & Lifestyle Opportunity in Lower Nueva Andalucía, Marbella

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Luxury Realty proudly presents a truly exceptional opportunity to acquire a sophisticated and charming two-bedroom apartment, strategically positioned in one of Marbella's most coveted and vibrant districts. This exquisite residence not only offers an idyllic Mediterranean lifestyle but also represents a unique, forward-thinking investment in the heart of Southern Spain, promising immediate returns and significant long-term capital appreciation.

Nestled within the highly sought-after lower part of Nueva Andalucía, this property benefits from an enviable address, placing residents at the nexus of convenience and luxury. The apartment is part of an exclusive boutique community, comprising a mere eight residences, ensuring an atmosphere of unparalleled privacy, serenity, and exclusivity. Here, discerning owners can enjoy a tranquil retreat, far from the bustle, yet remain intimately connected to everything Marbella has to offer.

The prime location is simply unrivalled. Residents are immersed in a vibrant tapestry of amenities, with an array of world-class restaurants, charming cafés, designer boutiques, and essential services just a leisurely stroll away. Furthermore, the golden sands of the beach and the iconic, glamorous Puerto Banús, renowned globally for its luxury yachts and vibrant nightlife, are both within easy walking distance, offering the quintessential Marbella experience on your doorstep.

Upon entering this meticulously designed apartment, one is immediately struck by its elegant proportions and thoughtful layout. It features two generously sized bedrooms, each offering a private sanctuary for rest and rejuvenation, complemented by two tastefully appointed bathrooms. The heart of the home is a bright, open-plan kitchen, a culinary haven that seamlessly integrates with the living space, fostering an atmosphere of convivial entertaining and effortless modern living.

A truly distinctive and highly versatile feature of this property is its generous loft space. Bathed in natural light from its integrated window, this adaptable area transcends mere functionality. It presents endless possibilities for a bespoke home office, an inspiring creative studio, a serene meditation retreat, an additional guest area, or a private relaxation zone, adding significant value and flexibility to the living experience.

The main living area exudes a sophisticated charm and character, a testament to meticulous craftsmanship. It is crowned by impressive high ceilings adorned with rustic yet elegant exposed wooden beams, creating a sense of grandeur and warmth. A captivating fireplace serves as the inviting focal point of this space, promising cozy evenings and an intimate ambiance during cooler months, perfectly blending comfort with aesthetic appeal.

Designed for year-round comfort and optimal living, the residence benefits from a luxurious underfloor heating system meticulously installed throughout, ensuring a consistent, gentle warmth during the cooler seasons. Complementing this, individual air conditioning units are thoughtfully integrated into every room, providing refreshing coolness during the glorious sun-drenched Andalusian summers, guaranteeing an ideal climate regardless of the season.

Step onto the expansive, sun-drenched terrace – your private oasis for embracing the quintessential Mediterranean lifestyle. This generous outdoor sanctuary is perfectly configured for sophisticated al fresco dining, elegant entertaining, or simply unwinding with a morning coffee as the Marbella sun rises. It's an extension of the living space, designed to maximise enjoyment of the region's enviable climate.

Thoughtfully designed for convenience and practicality, the terrace also provides direct, discreet access to a sizable private storage room. This invaluable space is ideal for securely housing golf equipment, beach essentials, or personal belongings, ensuring a clutter-free and immaculately presented living environment. The beautifully maintained community further enhances the appeal, offering a sparkling communal swimming pool for refreshing dips and relaxation, while a coveted private parking space is included in the sale, adding to the exclusivity and ease of ownership.

This exceptional property is offered with a highly advantageous sale-and-leaseback arrangement, creating an unparalleled opportunity specifically tailored for discerning investors. Following the successful acquisition, the current owners will remain in the property as tenants for a pre-defined, limited period, typically not exceeding two years. This innovative structure guarantees the new owner immediate and consistent rental income from the moment of completion, ensuring a seamless and profitable transition.

The lease terms, meticulously crafted to ensure fairness and clarity, will be formally agreed upon as an integral part of the transaction, offering unparalleled security and transparency for both parties. This unique arrangement is particularly attractive for astute investors seeking stable, predictable rental income without the immediate complexities of tenant sourcing. Furthermore, it presents a golden opportunity for buyers planning a future relocation to the captivating Costa del Sol. They can secure a prime, high-quality property today, capitalising on its intrinsic value and potential appreciation, whilst simultaneously generating a robust income stream during their planning phase.

Located in one of Marbella's most established and universally sought-after areas, this apartment offers a rare fusion of immediate income potential and exceptional long-term capital appreciation prospects. The asking price transparently reflects the unique benefits of the sale-and-leaseback arrangement, providing the buyer with a strategic entry point into the luxury Marbella market.

This is truly a rare and distinctive opportunity to acquire a high-quality, impeccably presented property in the prestigious lower part of Nueva Andalucía. Combining immediate rental income, an exceptional lifestyle, and robust investment potential in one of the Costa del Sol's most desirable and established areas, this apartment is a gem awaiting its next discerning owner.

Features:

Pool, Air conditioning, Private garden, None