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Apartment in Nueva Andalucía

Reference: R5453896



Bedrooms: 2
Bathrooms: 2
M² Build size: 110
Price: 450,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is proud to present an unparalleled opportunity to acquire a spacious and exquisitely appointed two-bedroom, two-bathroom apartment, ideally situated on a middle floor within the highly coveted development of Los Naranjos de Marbella. Nestled in the heart of Nueva Andalucía, Southern Spain, this property represents the epitome of luxurious Mediterranean living, offering a perfect blend of comfort, convenience, and an enviable lifestyle.

Constructed in 2003, this elegant residence boasts a total constructed area of 129 m², thoughtfully designed to maximise space and natural light. A standout feature is the generous 19 m² west-facing terrace, a true extension of the living space. Ingeniously fitted with modern glass curtains, this terrace transforms into a versatile all-season haven, allowing residents to savour the glorious Marbella climate and breathtaking sunsets throughout the entire year, whether for al-fresco dining, tranquil relaxation, or entertaining guests.

Upon entering, you are greeted by a bright and capacious lounge, forming the heart of this exquisite home. Bathed in an abundance of natural light, this inviting space is perfect for both relaxed family living and sophisticated entertaining. A charming wood-burning fireplace serves as a cosy focal point, promising warmth and ambiance during cooler evenings, adding a touch of traditional charm to the contemporary design. The seamless flow from the living area to the terrace enhances the sense of openness and provides an ideal indoor-outdoor living experience.

The apartment features a fully fitted kitchen that is both stylish and highly functional, catering to the needs of any culinary enthusiast. While ready for personal touches, it offers ample counter space, integrated storage solutions, and a layout designed for efficiency. Adjacent to the kitchen, a separate utility room provides additional practical convenience, keeping the main living areas uncluttered and pristine. This thoughtful design ensures that every aspect of daily life is catered for with ease and elegance.

The private quarters consist of two generously sized bedrooms, each designed as a serene retreat. Both bedrooms benefit from intelligently integrated fitted wardrobes, providing ample storage space while maintaining a sleek and uncluttered aesthetic. The principal bedroom is a true sanctuary, featuring its own indulgent en-suite bathroom, offering privacy and a spa-like experience. This private oasis ensures ultimate comfort and convenience for the discerning owner. The second bedroom, equally spacious and inviting, is served by a recently refurbished guest bathroom, which showcases contemporary fixtures, refined tiling, and a fresh, modern design, reflecting a meticulous attention to detail throughout the property.

Further enhancing the appeal of this magnificent apartment are its additional features. Elegant tiled flooring extends throughout the entire property, ensuring a cool and sophisticated ambiance that is both durable and easy to maintain. Furthermore, the pre-installation for air conditioning provides the future owner with the flexibility to customise their climate control preferences, guaranteeing optimal comfort regardless of the season. Every element within this home has been considered to blend aesthetic appeal with practical living, creating a harmonious and desirable environment.

The esteemed development of Los Naranjos de Marbella is renowned for its exceptional communal amenities and meticulously maintained environment. Residents are privileged to enjoy exquisitely landscaped gardens, offering lush greenery and tranquil pathways perfect for leisurely strolls. Several sparkling swimming pools are strategically placed throughout the community, inviting refreshing dips and relaxation under the glorious Spanish sun, creating a resort-like atmosphere right at your doorstep. This vibrant and well-established community fosters a genuine sense of belonging and offers an elevated quality of life.

Adding to the unparalleled convenience, the development benefits from its own vibrant commercial centre. This includes a well-stocked supermarket, ensuring all daily essentials are just a short stroll away. A delightful selection of restaurants caters to diverse culinary tastes, offering opportunities for casual dining or special occasions within the comfort of your own community. A range of everyday amenities further enhances the self-sufficiency of Los Naranjos de Marbella, making it an incredibly desirable place to live or holiday, reducing the need for extensive travel for day-to-day needs.

The geographical advantage of this property is truly outstanding. Situated in Nueva Andalucía, often affectionately known as "Golf Valley" due to its concentration of world-class golf courses, this location offers an unparalleled lifestyle for golf enthusiasts and those seeking an active outdoor life. Beyond golf, the apartment's prime position ensures exceptional connectivity to Marbella's most iconic destinations. A mere stroll brings you to the legendary Puerto Banús, a global beacon of luxury and glamour. Here, you can immerse yourself in the vibrant atmosphere of its marina, admiring opulent yachts, browsing high-end designer boutiques, indulging in exquisite fine dining experiences, or enjoying the sophisticated nightlife that makes this area famous.

The sun-kissed beaches of the Costa del Sol are equally within easy walking distance, offering golden sands and crystal-clear Mediterranean waters perfect for relaxation, sunbathing, or a variety of water sports. Nueva Andalucía itself is a highly sought-after residential area, offering a rich tapestry of amenities including prestigious international schools, state-of-the-art health clubs, comprehensive sports facilities, and a diverse range of restaurants and cafes to suit every palate and preference. Its strategic location ensures quick access to Marbella town centre, with its charming Old Town, and convenient links to Malaga International Airport, making it accessible for both national and international travel.

This magnificent apartment in Los Naranjos de Marbella presents an exceptional and versatile investment opportunity. Whether you envision it as a luxurious permanent residence for year-round living, an idyllic holiday home for memorable getaways, or a savvy investment property with strong rental potential in one of Marbella's most convenient and desirable locations, it meets all criteria. Experience the very best of what Marbella and the enchanting Southern Spain have to offer, with comfort, convenience, and prestige right at your fingertips.

In compliance with Decree 218/2005 of 11 October issued by the Junta de Andalucía, clients are informed that notarial and registration fees, Property Transfer Tax (ITP) or VAT are not included in the stated price. The information provided is for guidance purposes only, is non-binding and may be subject to change.

Features:

None, Pool, Private garden, None, Parking, Resale