

Apartment in Nueva Andalucía

Reference: R5464801



Bedrooms: 2

Bathrooms: 1

M² Build size: 83

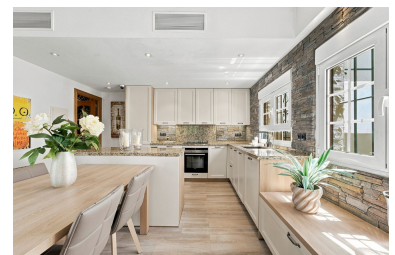
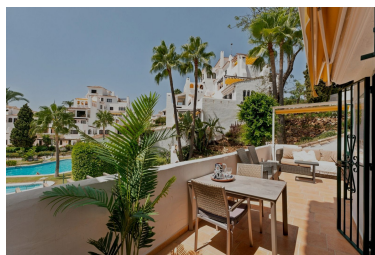
Price: 699,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size:





Overview:

Welcome to an exceptional opportunity presented by Luxury Realty in one of the most sought-after residential enclaves of Southern Spain. Nestled within the prestigious gated community of Aldea Blanca in Nueva Andalucía, this exquisite apartment embodies the quintessential Marbella lifestyle. From its sun-drenched, west-facing terrace overlooking a tranquil pool area to its meticulously renovated interiors, this property offers a harmonious blend of comfort, elegance, and unparalleled convenience. Experience the allure of the Costa del Sol, where the sun kisses your terrace until the very last moment, painting spectacular sunsets nightly.

A Masterpiece of Renovation and Design

Step through the terrace doors into a beautifully re-imagined 84 m² apartment, a testament to thoughtful design and superior craftsmanship. Completed in 2016 and 2017, the renovation prioritized quality and longevity, evident in every detail. The heart of the home is an impressive Schmidt kitchen, outfitted with top-of-the-line Siemens appliances, centered around a stylish island. This space effortlessly transforms into the natural gathering point for family and friends, perfect for entertaining or casual meals.

The open-plan living area exudes warmth and character, a feature often missing in newer constructions. A ceiling fan ensures comfort, while an original fireplace adds a touch of timeless charm, creating an inviting ambiance for cozy evenings. Double-glazed aluminium windows and integrated awnings not only enhance the aesthetic but also contribute to optimal temperature regulation and significant savings on running costs throughout the year, ensuring a comfortable environment in every season.

Sophisticated Comforts and Modern Amenities

Every corner of this residence has been considered with meticulous attention to detail. Two spacious bedrooms offer serene retreats, each featuring ample fitted wardrobes and ceiling fans, providing versatile space for guests or a dedicated home office. The contemporary bathroom is a sanctuary of its own, boasting a walk-in shower with a built-in seat for ultimate relaxation, generous storage solutions, and an elegant vanity unit that combines functionality with sophisticated style.

Modern living is further enhanced by comprehensive amenities. Air conditioning is installed throughout the apartment, guaranteeing comfort during Marbella's warm summers. The electrical system has been thoroughly updated, including a residual current device for enhanced safety. For those who blend leisure with work, a high-speed fibre optic connection ensures seamless remote working days and effortless streaming, without compromise.

Your Private Oasis: The West-Facing Terrace

The 20 square metre west-facing terrace is truly an extension of the living space, destined to be enjoyed almost year-round. This outdoor haven presents captivating views over the community's main pool, which becomes beautifully illuminated as evening sets in. Two motorised awnings offer instant flexibility, transforming the space from a sun-drenched sun trap to a comfortably shaded area for al-fresco dining or a sheltered outdoor room in mere seconds. Thoughtfully integrated lighting and a discreet water tap enhance its practicality and allure, making it perfect for both vibrant social gatherings and peaceful contemplation.

Aldea Blanca: A Community of Distinction and Security

Aldea Blanca stands as a beacon of security and luxury in Nueva Andalucía. This distinguished gated community boasts 24-hour manned security, offering residents unparalleled peace of mind. Renowned as one of the best-maintained complexes in the area, it features four pristine pool areas and expansive, lush gardens, all kept to an immaculate standard throughout the year. The community fee of 255 euros per month represents exceptional value, encompassing comprehensive security, access to four pools, and continuous upkeep of all common areas. Professionally managed with robust financial stability, Aldea Blanca ensures predictable fees and safeguards your investment's long-term value.

Effortless Ownership and Investment Potential

This property offers a unique advantage that sets it apart: a truly effortless ownership experience. A dedicated, staffed service office with two personnel is on-site every weekday. This invaluable resource assists residents with everything from rental management and coordinating tradesmen to cleaning services and practical matters upon request. Aldea Blanca uniquely permits short-term rentals from one week upwards, presenting an excellent opportunity for income generation. Imagine owning a luxurious home in Marbella, knowing it's impeccably managed and generating revenue during your absence, all while being cared for by dedicated professionals on-site. This makes it an ideal choice for both a personal holiday retreat and a smart investment.

Unbeatable Location in the Heart of Nueva Andalucía

Location is paramount, and this apartment excels. Essential amenities are virtually at your doorstep: a supermarket and a selection of restaurants are just 50 metres from the entrance. The vibrant Centro Plaza, famous for its popular Saturday market and an array of upscale shops, banks, and delicatessens, is a mere 350 metres away, approximately a four-minute stroll. The iconic Puerto Banús and its pristine beaches are only 1.1 km distant, reachable within a leisurely fifteen-minute walk or a few minutes by car. Nueva Andalucía masterfully combines a tranquil residential setting with swift access to both the bustling Marbella centre and charming San Pedro, affirming its reputation as one of Marbella's most sought-after and desirable areas.

Features:

None, Pool, Air conditioning, Heating, None, Private garden, 24H Security, Parking, Holiday Home