+34 604 489 646

info@luxury-realty.com

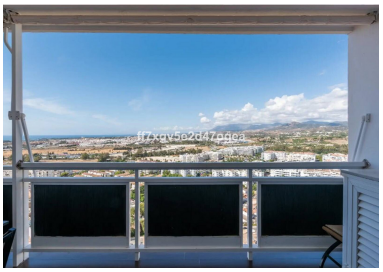
# Apartment in Nueva Andalucía

Reference: R5468881




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|---|---|---|---|
| Bedrooms: 1 | Bathrooms: 1 | M² Build size: 55 | Price: 275,000 € |
| Status: Sale | Property Type: Apartment | Parking places: by request | M² Plot Size: |

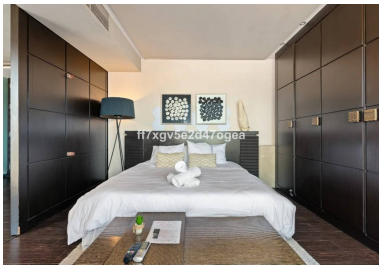












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Overview:

Discover an unparalleled investment opportunity nestled in the heart of La Campana, an esteemed enclave within Nueva Andalucía, Southern Spain. Presented by Luxury Realty, this exquisite one-bedroom apartment represents the pinnacle of sophisticated living and astute financial strategy in one of the Costa del Sol's most coveted destinations. Nueva Andalucía, often referred to as 'Golf Valley,' is renowned for its lush landscapes, world-class golf courses, vibrant social scene, and an international community that appreciates the finer things in life. This property is not merely a residence; it's a gateway to an enviable Mediterranean lifestyle and a robust income stream.

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## The Allure of Nueva Andalucía: Southern Spain's Gem

Positioned in the prestigious municipality of Marbella, Nueva Andalucía is a testament to luxury and convenience. This sun-drenched region of Southern Spain offers an irresistible blend of natural beauty and upscale amenities. From championship golf courses like Aloha Golf Club, Los Naranjos Golf Club, and Las Brisas Golf Club, to the chic boutiques and vibrant nightlife of Puerto Banús, everything you desire is within a stone's throw. Fine dining establishments offering diverse culinary experiences, pristine beaches, and renowned international schools further cement Nueva Andalucía’s reputation as a prime location for both permanent residency and high-end tourism. Its strategic location provides effortless access to Marbella's bustling city centre and the serene charm of its coastal towns, ensuring residents and guests can immerse themselves in the rich culture and vibrant energy of the region.

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## An Elevated Perspective: Breathtaking Panoramic Views

Perched majestically on the 12th floor, this apartment offers an exceptional vantage point, presenting truly breathtaking panoramic views that are simply unmatched by any other property within the complex on lower levels. Imagine waking up to the gentle glow of the Mediterranean sun, casting its golden light over sweeping vistas that encompass the majestic mountain ranges, the sparkling azure of the sea, and the picturesque urban landscape of Nueva Andalucía. These elevated perspectives provide a constant source of inspiration and tranquility, transforming every moment into a luxurious experience. The abundant natural light floods the living spaces, creating an airy and inviting atmosphere that perfectly complements the sophisticated design of the interior.

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## Sophisticated Design & Efficient Layout for Modern Living

Despite its compact footprint, this one-bedroom, one-full-bathroom apartment has been meticulously designed to maximize comfort, functionality, and aesthetic appeal. The layout is a testament to modern architectural efficiency, offering an intelligently organized space that feels both intimate and open. Every corner reflects a commitment to quality, with high-end finishes and contemporary fixtures that elevate the living experience. It serves as an ideal sanctuary for individuals or couples seeking a luxurious bolt-hole in Southern Spain, offering privacy and convenience. Moreover, its thoughtful design makes it highly appealing to short-term rental guests who prioritize comfort, style, and practicality during their stay in a high-demand tourist destination.

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## A Turnkey Investment with Exceptional Returns and Peace of Mind

What truly sets this property apart as an unparalleled investment is its fully approved and valid tourist license. This crucial accreditation allows for immediate short-term rental operations without the typical bureaucratic hurdles, ensuring a seamless entry into the lucrative holiday rental market. The demand for luxury accommodation in Nueva Andalucía is consistently high, promising robust occupancy rates and significant income potential. Furthermore, the building boasts a dedicated concierge service, a game-changer for property management. This professional team handles everything from guest welcoming and check-ins to cleaning and minor maintenance, effectively simplifying the entire rental process. For international owners or those not residing locally, this service offers invaluable peace of mind, transforming property management into an effortless, hands-off endeavor and maximizing your return on investment with minimal personal involvement.

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## Unbeatable Accessibility & Local Amenities

The strategic location of this apartment provides unparalleled accessibility to the region’s most iconic attractions and essential services. A short drive connects you directly to the legendary Puerto Banús, synonymous with luxury yachts, designer boutiques, and an effervescent social scene. Marbella's vibrant city centre, with its historic old town, gastronomic delights, and cultural attractions, is equally accessible. For golf enthusiasts, the property is surrounded by some of the Costa del Sol's finest golf courses, offering a golfer's paradise right on your doorstep. Essential amenities such as international schools, comprehensive supermarkets, and a plethora of gourmet restaurants and trendy cafes are all conveniently located nearby, ensuring a life of absolute convenience and indulgence. Excellent road infrastructure further facilitates easy travel across the entire Costa del Sol.

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## Seize a Premier Opportunity with Luxury Realty

This exquisite penthouse-level apartment in La Campana, Nueva Andalucía, represents more than just a property; it's a strategic investment in a lifestyle and a future of strong financial growth. With its prime location, mesmerizing views, thoughtfully designed interior, and the significant advantage of a valid tourist license complemented by comprehensive concierge services, it stands as a ready-made asset poised for high income potential. Whether you envision it as your personal luxury retreat or a high-yielding rental property, this opportunity is too compelling to overlook.

Interested in exploring the full potential of this exceptional property? Contact Luxury Realty today to receive a comprehensive information package, discuss the lucrative investment prospects, and arrange a private viewing. Our dedicated team is ready to guide you through every step of acquiring this magnificent piece of Southern Spanish luxury.

Features:

Pool, Air conditioning, Sea views, Lift, Private garden, 24H Security, Parking, Investment