Luxury Realty
real estate

+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

395,000 €

REFERENCE R5477275

Discover Unrivalled Luxury and Investment Potential in Puerto Banús

2	2	95 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is delighted to present an extraordinary investment opportunity that perfectly blends sophisticated living with a strategic location, just moments from the vibrant heart of Puerto Banús. This exceptional residence, nestled within the highly sought-after La Maestranza development, offers an unparalleled chance to own a piece of paradise in Nueva Andalucía, on the sun-drenched coast of the South of Spain.

This isn't merely a property; it's an entrance into a lifestyle of glamour, convenience, and lucrative returns. Situated in one of the most prestigious areas of the Costa del Sol, this apartment is designed for discerning investors and those seeking a prime personal retreat. Its established reputation and proven demand make it an undeniable asset in the bustling Spanish property market, promising both immediate enjoyment and substantial long-term value appreciation.

Prime Location: The Epitome of Mediterranean Living

Perched in the esteemed La Maestranza development in Nueva Andalucía, this property boasts an enviable address that defines luxury and accessibility. Nueva Andalucía, famously known as the "Golf Valley," is a verdant expanse dotted with world-class golf courses, offering a serene, residential atmosphere while remaining intrinsically connected to the dynamic energy of Puerto Banús. This unique balance makes it a magnet for international residents and tourists alike, seeking the best of both worlds.

A mere stroll from your doorstep, Puerto Banús beckons with its iconic marina, where superyachts gleam under the Andalusian sun. Here, you'll discover a world of high-end boutiques featuring international designers, exquisite fine-dining restaurants serving global cuisines, and an effervescent nightlife that pulses until the early hours. The area's magnetic appeal ensures a continuous flow of affluent visitors, making properties in this vicinity highly desirable for both short-term holiday rentals and long-term residency.

Beyond the immediate allure of Banús, the property's location in the South of Spain provides access to an incomparable Mediterranean lifestyle. Enjoy over 320 days of sunshine a year, pristine beaches, charming Andalusian villages, and excellent connectivity to Malaga International Airport. This region is a melting pot of culture, natural beauty, and modern amenities, cementing its status as one of Europe's premier destinations for luxury living and robust investment.

La Maestranza: A Haven of Security and Serenity

La Maestranza is a testament to meticulously planned community living, offering residents and guests an environment of unparalleled comfort, security, and beauty. As a gated community, it provides absolute peace of mind with 24-hour security surveillance, ensuring a safe and private sanctuary for all who reside here. This commitment to security is a significant draw for families and those seeking a tranquil escape.

The development is graced with stunning, beautifully landscaped gardens that provide an oasis of calm and natural beauty. Meandering pathways wind through lush foliage, inviting leisurely strolls and moments of quiet reflection. At the heart of the community are three pristine communal swimming pools, including the invaluable benefit of a heated pool. This means year-round enjoyment for residents, regardless of the season, enhancing the property's appeal for both personal use and rental occupancy.

The strategic positioning of La Maestranza within Nueva Andalucía further enhances its desirability. All essential amenities are within easy walking distance: charming local cafés perfect for a morning coffee, gourmet supermarkets for daily provisions, and a diverse array of restaurants catering to every palate. This exceptional convenience dramatically elevates the holiday rental experience, with guests frequently prioritizing properties that offer such effortless access to local services and entertainment.

The Exquisite Residence: A Canvas for Modern Living

This thoughtfully designed apartment presents a harmonious blend of comfort, style, and practicality, making it an ideal choice for a variety of investment strategies. Upon entering, guests are greeted by a welcoming entrance hall that sets the tone for the spacious and inviting interiors.

Spacious and Inviting Interiors

The heart of the home is a generously proportioned living and dining area, offering ample space for relaxation and entertaining. Bathed in natural light, this versatile zone can be configured to suit personal tastes, creating a sophisticated environment for family gatherings or intimate evenings. Adjacent to the main living space is a separate, fully equipped kitchen, designed for culinary enthusiasts. It provides a functional and efficient space for preparing meals, boasting modern appliances and ample storage.

Comfortable Sanctuaries

The apartment features two well-appointed bedrooms, each designed as a private retreat. The master bedroom is a true sanctuary, complete with an elegant en-suite bathroom, offering privacy and convenience. A significant highlight is its direct access to the private terrace, allowing for seamless indoor-outdoor living – imagine waking up to the gentle Andalusian breeze or enjoying a peaceful morning coffee overlooking the tranquil surroundings. The second bedroom also benefits from direct access to the terrace, providing comfort and flexibility for guests or family members. An additional full bathroom serves this bedroom and the rest of the apartment, ensuring comfort and functionality for all occupants.

Flexible Layout for Enhanced Value

One of the most compelling features of this property is an extra versatile room. This adaptable space presents a remarkable opportunity to significantly enhance the property's appeal and earning potential. It can effortlessly be converted into a third bedroom, substantially increasing the accommodation capacity and, consequently, its rental appeal and occupancy rates. Alternatively, it could serve as a dedicated laundry and storage room, offering practical convenience, or even be transformed into a home office, a private gym, or a media room. This inherent flexibility allows investors to tailor the property precisely to their target market or personal requirements, maximizing its utility and value.

Private Outdoor Sanctuary

Extending the living space outdoors, the private terrace is an ideal spot for alfresco dining, tranquil relaxation, or enjoying the warm Mediterranean evenings. It offers a secluded haven to unwind and savour the exceptional climate, providing a perfect backdrop for memorable moments.

Unrivalled Investment Potential: A Smart Acquisition

This property represents a truly prime investment opportunity, particularly within the lucrative holiday rental market. The existing demand for accommodation in La Maestranza, evidenced by the success of current holiday-rental properties within the development, underscores the robustness of this location. Its proximity to Puerto Banús, coupled with the security and amenities of La Maestranza, makes it an irresistible choice for short-term holiday guests, ensuring high occupancy rates and premium rental yields.

The flexible layout, with the potential to create a third bedroom, directly translates into increased rental capacity and revenue. This strategic enhancement allows for a higher return on investment, making this property an exceptionally intelligent acquisition for those looking to capitalize on the thriving tourism industry of the Costa del Sol. Luxury Realty recognizes this as a rare chance to acquire a meticulously maintained property in a blue-chip location, promising both a lavish lifestyle and a strong financial future.

Do not miss the opportunity to secure this gem in one of the most coveted addresses in Southern Spain. Contact Luxury Realty today to arrange a private viewing and discover the full potential of this exceptional offering.

Details

Reference	R5477275	Property Type	Apartment
Status	Sale	Price	395,000 €

Bedrooms	2	Bathrooms	2
Build size	95 m²	Plot Size	–
Terrace	30 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, 24H Security

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella