

NUEVA ANDALUCÍA

298,000 €

REFERENCE R5478757

Luxury Living in the Heart of La Campana: Your Renovated Haven in Nueva Andalucía

2	1	55 m²	5 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an exquisite blend of modern luxury and unparalleled convenience in this meticulously renovated apartment, nestled in the vibrant core of La Campana, Nueva Andalucía. Imagine beginning each day with a serene family breakfast on your bright, south-east facing terrace, soaking in the sun and enjoying the invigorating Mediterranean air. This two-bedroom sanctuary offers a sophisticated lifestyle, perfectly positioned for those seeking the very best of Southern Spain, with the glamorous Puerto Banús just moments away.

Step inside this elegantly designed residence, where every detail has been thoughtfully considered to create a bright, contemporary living space. The open-plan layout seamlessly connects the living room with a state-of-the-art, American-style kitchen, forming the true heart of the home. This culinary haven boasts premium German "2aKuchén XL" cabinetry, complete with smart under-cabinet lighting, luxurious Silestone countertops, and soft-close German hardware – a testament to both functionality and high-end design. A chic breakfast bar invites casual dining and lively conversation, while the durable ceramic parquet flooring extends throughout the entire apartment, creating a harmonious flow and sophisticated aesthetic.

The apartment's orientation ensures an abundance of natural light throughout the day, amplified by large windows that offer captivating, unobstructed views of the surrounding area. The main living space is an ideal setting for entertaining guests or simply unwinding in style, embracing the indoor-outdoor living that is so characteristic of the Costa del Sol.

Your private retreat awaits in the master bedroom, a spacious haven designed for ultimate comfort and organization. This room features over 5 linear meters of custom-built wardrobes, thoughtfully illuminated with integrated LED lighting, offering ample storage for your wardrobe. The double-glazed window with an integrated shutter ensures peaceful nights and complete privacy, creating a tranquil escape from the world outside. The second bedroom, bright and versatile, features a window overlooking the main avenue, making it ideal as a guest room, a dedicated home office, or a comfortable space for family members.

The modern bathroom epitomizes functional luxury, equipped with an extra-large (XL) shower tray and precise thermostatic fixtures for a spa-like experience. For added convenience, a washing machine is discreetly integrated, reflecting the apartment's commitment to a seamless living experience. The apartment's renovation extends to its energy efficiency and comfort, featuring exterior glazing with high-quality double-pane glass and "Guardian Select" solar control coating, designed to regulate indoor temperatures year-round. This is complemented by robust exterior insulation using extruded polystyrene, ensuring a comfortable climate and reduced energy consumption.

Beyond the elegant confines of this apartment lies the vibrant community of La Campana, a truly exceptional location within the prestigious Nueva Andalucía. Situated right in the center, this property offers the invaluable advantage of easy parking, a rare commodity in such a sought-after area. Everything you could possibly need is within a short stroll: bustling supermarkets, charming local restaurants and cafés, essential hair salons, hardware stores, and convenient bus and taxi stops connecting you to the wider region. Families will particularly appreciate the proximity to educational facilities, with a primary school, secondary school, and a modern sports center all located within a mere 300 meters.

Nueva Andalucía itself is renowned as the "Golf Valley" of Marbella, home to some of the finest golf courses in Europe, making it a paradise for enthusiasts. It offers an aspirational lifestyle, boasting world-class dining, chic boutiques, and exclusive leisure facilities, all culminating in the magnetic allure of Puerto Banús, with its luxury yachts, designer stores, and vibrant nightlife, just a stone's throw away. This apartment places you at the epicenter of this dynamic and sophisticated lifestyle, providing not just a home, but a gateway to the quintessential Southern Spain experience.

This exquisite property represents a unique opportunity for those seeking a high-quality permanent residence in one of the Costa del Sol's most desirable areas. Please note, this apartment is not suited for Holiday Rentals, ensuring a consistent and harmonious living environment for its residents.

Important Information Regarding Your Purchase

The Abbreviated Information Document is available to you. Expenses: Taxes (ITP or VAT + AJD) + notary and registry fees. Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded price or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration fees are governed by official fee schedules (RD 1426/1989 and RD 1427/1989, respectively). Indicative estimate: €500–€2,000 for notary fees and €250–€1,500 for registry fees. Administrative processing/gestoría (optional service, fees set by the provider): Estimated at €300–€500.

Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). This estimate is indicative and provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are payable by the seller. Total estimated cost for the buyer: €298,000 (+10%) = €327,800. AGB

Details

Reference	R5478757	Property Type	Apartment
Status	Sale	Price	298,000 €
Bedrooms	2	Bathrooms	1
Build size	55 m²	Plot Size	–
Terrace	5 m²	Parking places	by request

Features

Pool, Lift, Private garden