+34 604 489 646

info@luxury-realty.com

Apartment in Nueva Andalucía

Reference: R5501983



Bedrooms: 2

Bathrooms: 2

M² Build size: 90

Price: 499,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size:













Overview:

Welcome to an unparalleled opportunity to embrace the quintessential Marbella lifestyle. Nestled within the prestigious enclave of Nueva Andalucía, one of Southern Spain's most sought-after addresses, this stylish garden apartment offers an exquisite blend of sophisticated design, ultimate comfort, and exceptional convenience. Positioned just moments from the glittering marina of Puerto Banús and the serene Mediterranean coastline, this property represents not just a home, but a gateway to a life of sun-drenched leisure and effortless elegance.

This remarkable residence holds the coveted holiday rental licence, presenting an immediate and lucrative investment potential for discerning buyers. Imagine owning a piece of Marbella where every detail is curated for an elevated living experience, whether as a serene year-round haven, a luxurious holiday retreat, or a high-yielding rental asset in a prime location.

A Location Beyond Compare: The Heart of Nueva Andalucía, Marbella

Situated in the heart of Nueva Andalucía, often referred to as 'Golf Valley', this apartment enjoys an enviable position in Marbella, a jewel of Southern Spain. Residents are perfectly placed to indulge in the vibrant energy of Puerto Banús, a mere stroll away, renowned globally for its opulent yachts, designer boutiques showcasing the world's most exclusive brands, and an array of gourmet restaurants offering diverse culinary experiences. The golden sands of the beach are equally accessible, inviting leisurely days by the sea. Beyond the immediate vicinity, Nueva Andalucía itself boasts an array of amenities, including international schools, health clubs, and charming local eateries, all set against the breathtaking backdrop of the Sierra Blanca mountains. This location offers the perfect balance between tranquil residential living and immediate access to Marbella's most glamorous hotspots.

An Exclusive Oasis: The Gated Community Experience

Step into a world of peace and privilege within this prestigious gated community, sprawling across an impressive 70,000 m² of meticulously landscaped tropical gardens. This secure environment offers residents complete peace of mind, safeguarded by 24-hour security services, allowing for a truly relaxed and private lifestyle. The communal areas are a testament to luxury resort living, featuring not one, but two stunning lagoon-style swimming pools that invite refreshing dips under the Spanish sun. For the active resident, well-maintained paddle tennis courts provide an excellent recreational outlet, while a dedicated children's play area ensures younger members of the family have their own space for fun and adventure. Furthermore, the community offers seamless access to some of the region's most renowned golf courses, cementing Nueva Andalucía’s reputation as a golfer’s paradise.

Sophisticated Interiors and Seamless Indoor-Outdoor Living

This bright and inviting ground-floor apartment immediately impresses with its thoughtfully designed layout and high-quality finishes. A welcoming entrance hall leads into an expansive open-plan living and dining area, a space bathed in natural light and crafted for both intimate gatherings and entertaining guests. The true highlight of this living space is its direct access to a generously proportioned private terrace. This outdoor sanctuary is perfect for al fresco dining, enjoying morning coffee in the sunshine, or simply unwinding with a good book amidst the tranquil garden surroundings, offering a seamless extension of the indoor living experience.

The fully fitted kitchen is a testament to modern functionality, equipped with all necessary appliances and complemented by a convenient separate laundry room, ensuring practicality without compromising on style. The apartment features two well-appointed bedrooms, each designed as a tranquil haven. Both bedrooms benefit from ample storage provided by built-in wardrobes, while the master suite elevates comfort further with its private en-suite bathroom, offering a spa-like retreat within the home. Every detail, from the contemporary fixtures to the quality materials, contributes to an atmosphere of refined elegance.

Modern Comforts and Investment Value

Beyond its aesthetic appeal, this apartment is equipped with a suite of modern conveniences designed for year-round comfort. Air conditioning with both hot and cold settings ensures an ideal indoor climate regardless of the season, while double-glazed aluminium windows provide excellent insulation and soundproofing. Practical considerations are also well-addressed with communal parking available, and crucially, a private parking space is included in the sale, a valuable asset in this sought-after area. An electric water heater provides efficient hot water supply.

This property represents an exceptional opportunity for a diverse range of buyers. Its prime location, coupled with the approved holiday rental licence, makes it an ideal investment for those seeking strong rental yields in Marbella's thriving tourism market. Alternatively, it serves as a perfect lock-and-leave holiday home for those desiring a luxurious escape, or a comfortable, secure, and stylish year-round residence for individuals or families looking to immerse themselves in the unparalleled Mediterranean lifestyle. Owning this apartment means investing in a lifestyle of luxury, convenience, and enduring value in one of Marbella's most prestigious and dynamic areas.

Features:

None, Pool, Air conditioning, Heating, Private garden, Lift, None, 24H Security, Parking, Investment, Resale