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Апартамент в Nueva Andalucía

Референция: R5513263

Спальни: 3	Ванные: 2	M² Размер: 111	Цена: 850 000 €
Статус: Продажа	Тип недвижимости: Апартамент	Места: по запросу	M² Участок: 80

Описание:EXCLUSIVE CORNER APARTMENT WITH PRIVATE GARDEN & TERRACE IN NUEVA ANDALUCÍA, MARBELLA €850,000 | 3 Bedrooms | 2 Bathrooms | 164 m² Built | Private Garage & Storage A sophisticated Marbella home with exceptional outdoor living Discover this stunning modern corner apartment in one of Nueva Andalucía's most desirable residential settings, right in the heart of Marbella's prestigious Golf Valley. Built in 2022, this exceptional property combines contemporary architecture, generous interior space and beautiful private outdoor areas, creating an ideal home for those seeking a refined Mediterranean lifestyle — as well as an attractive opportunity for buyers looking for a high-quality property in a sought-after location. With 164 m² of built area, 111 m² of useful interior space and an impressive combination of private terrace and garden, this corner residence offers a wonderful sense of space, privacy and connection with its natural surroundings. Imagine starting the day with coffee outdoors, enjoying open views towards a beautiful natural lake, or spending long afternoons relaxing in the sunshine. This is Marbella living at its best: peaceful, elegant and conveniently connected to everything that makes the Costa del Sol so desirable. MODERN DESIGN, COMFORT & SPACE The apartment is presented in excellent, modern condition and is sold fully equipped, allowing you to move in and enjoy it from day one. The property features: Three spacious bedrooms Two contemporary bathrooms A bright living and dining area A modern, fully equipped kitchen Direct access to the private terrace and garden South-east orientation Air conditioning with ducted distribution Mechanical ventilation LED lighting Solar-powered hot water system Lift access Private underground garage space with pre-installation for an electric vehicle Private storage room Every detail contributes to comfortable, practical living, while the corner position and outdoor space make this apartment particularly appealing for anyone who values privacy and open-air living. PRIVATE OUTDOOR LIVING & EXCLUSIVE COMMUNAL FACILITIES One of this property's standout features is the opportunity to enjoy both a private garden and a generous terrace — valuable spaces for outdoor dining, entertaining friends or simply unwinding beneath the Mediterranean sun. The attractive private residential complex also offers beautifully maintained communal gardens and several swimming pools, creating a relaxed environment in which to enjoy the Costa del Sol climate throughout the year. The natural surroundings and open views provide a welcome sense of tranquillity, while the location keeps Marbella's lifestyle attractions within easy reach. A PRIME NUEVA ANDALUCÍA LOCATION Positioned in the heart of Marbella's Golf Valley, the apartment is approximately 5 km from Puerto Banús, placing its marina, designer shopping, restaurants, beaches and nightlife within convenient reach. Nueva Andalucía is renowned for its golf courses, established residential communities and proximity to the wider Marbella area. Whether your priorities are golf, the beach, dining out or simply enjoying the Mediterranean lifestyle, this location offers an excellent balance between tranquillity and convenience. AN ATTRACTIVE OPPORTUNITY FOR HOMEOWNERS & INVESTORS This property offers versatility for a range of buyers, including those looking for a permanent residence, an elegant second home in Marbella or a property to consider as part of a long-term investment strategy. Its modern construction, three-bedroom layout, private outdoor areas, garage and storage, communal facilities and desirable location are all features that make it stand out in the Nueva Andalucía market. For buyers considering holiday rentals, the property's tourist-rental licence status, current authorisations and any applicable community or regulatory requirements should be independently verified. Any rental-income projections should be assessed against documented booking history, occupancy, nightly rates, running costs and taxes. Where verified rental accounts are available, these can help a prospective buyer assess the property's income potential with greater confidence. PROPERTY DETAILS Asking price: €850,000 Location: Los Naranjos, Nueva Andalucía, Marbella Property type: Modern corner apartment Year of construction: 2022 Built area: 164 m² Useful interior area: 111 m² Plot area: 80 m² Bedrooms: 3 Bathrooms: 2 Orientation: South-east Private terrace and garden Communal swimming pools and landscaped gardens Lift Private garage space Storage room Community fees: approximately €350 per month Annual IBI: approximately €1,144 YOUR NEXT CHAPTER IN MARBELLA STARTS HERE A modern corner apartment with generous outdoor space, contemporary comforts and a privileged Nueva Andalucía setting. Whether you are searching for a beautiful home for yourself and your family or a quality property to evaluate as an investment, this is an opportunity worth exploring. Contact us today to arrange a private viewing and discover everything this exceptional property has to offer.

Особенности:

None, Бассейн, Частный сад, Круглосуточная охрана, Парковочные места