

NUEVA ANDALUCÍA

580,000 €

REFERENCE R2300504

Nueva Andalucía Gem: Luxurious Duplex Frontline Las Brisas Golf in Southern Spain

3	3	150 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an exceptional opportunity presented by Luxury Realty, nestled within the prestigious Golf Valley of Nueva Andalucía, a true jewel in the heart of Southern Spain’s sun-drenched Costa del Sol. This magnificent duplex offers an unparalleled blend of elegance, comfort, and a prime location, making it more than just a residence; it's a gateway to a sophisticated lifestyle defined by world-class golf, serene landscapes, and vibrant coastal charm. Imagine waking up to the gentle allure of manicured greens and enjoying the exclusive tranquility that only a select community can offer. This property epitomizes bespoke living in one of the Mediterranean's most sought-after destinations, promising an idyllic escape while keeping you connected to the effervescent energy of Marbella.

A Golfer's Paradise Awaits Your Arrival

For the discerning golf enthusiast, this property presents an irresistible allure. Strategically positioned directly opposite the renowned Las Brisas Golf Course, one of Europe’s most celebrated championship courses, residents are afforded direct, unobstructed views and immediate access to its pristine fairways. Imagine the privilege of stepping out of your private sanctuary and onto the greens, with the lush, meticulously maintained landscapes forming a breathtaking backdrop to your daily life. Furthermore, the esteemed Los Naranjos Golf Course, another cornerstone of the Costa del Sol's golfing scene, is within comfortable walking distance, solidifying this duplex's status as a true golfer's haven. The "Golf Valley Way of Life" isn't merely a phrase here; it's a tangible reality, offering endless opportunities for leisure, sport, and camaraderie amidst nature's breathtaking beauty. This unique position within Nueva Andalucía ensures that whether you are an avid player or simply appreciate the tranquility and verdant vistas that golf courses provide, this location remains undeniably superior.

The gentle undulations of the fairways, the rustling of palm trees, and the crisp, clean air contribute to an atmosphere of profound relaxation and exclusivity. It's a setting that encourages a connection with nature, fostering a sense of well-being and peaceful contemplation. Owning a property here means embracing a lifestyle where luxury and leisure coalesce seamlessly, offering a unique blend of active engagement and serene retreat, all within the embrace of Southern Spain’s glorious climate.

Exquisite Duplex Living with Contemporary Comforts

This charming duplex is thoughtfully designed to maximize both space and light, spreading across three generously sized bedrooms, ensuring ample private accommodation for residents and their esteemed guests. Complementing these are two elegantly appointed bathrooms, alongside a convenient guest toilet, providing ultimate comfort and discretion. The interiors are meticulously crafted for modern living, featuring state-of-the-art individual air conditioning units installed throughout every room. This sophisticated system guarantees optimal climate control, ensuring a comfortable ambient temperature regardless of the season, from the warm summer days to the mild winter evenings.

The property boasts a highly desirable south and west orientation, a feature that bathes the living spaces in an abundance of natural light throughout the day. This strategic positioning creates a warm, inviting, and luminous atmosphere, enhancing the sense of spaciousness and contributing to the overall well-being of its inhabitants. Modern amenities further elevate the living experience, including advanced electric windows that offer effortless control over natural light and ventilation with the touch of a button. For cooler evenings, a charming and functional fireplace serves as the heart of the main living area, providing not only warmth but also a captivating focal point and a cozy ambiance, perfect for intimate relaxation or sophisticated gatherings. Every detail within this duplex has been carefully considered and integrated to offer a harmonious blend of luxurious functionality and aesthetic appeal, promising a living experience that is both supremely comfortable and undeniably stylish.

An Exclusive Community within Expansive Gardens

One of the most compelling attributes of this magnificent property is its setting within an exclusive and intimate community. Comprising just 12 select residences, this enclave is nestled amidst a sprawling 12,000 m² of meticulously maintained, verdant gardens. This remarkably generous green space provides a private and serene oasis for residents, offering a profound sense of seclusion and tranquility rarely encountered in such a highly sought-after location. The communal pool, a sparkling jewel nestled

amidst the rich, manicured landscaping, serves as an inviting sanctuary. It beckons residents to unwind, refresh, and bask under the glorious Mediterranean sun, providing an idyllic setting for leisure and relaxation.

The entire complex is securely gated, ensuring the utmost privacy and offering residents complete peace of mind. Further enhancing the convenience and security, dedicated parking facilities are conveniently located within the complex boundaries, protected from external elements. This secure, intimate, and beautifully landscaped environment fosters a genuine sense of community while rigorously upholding individual privacy and exclusivity. It is a sanctuary where the meticulously landscaped gardens and sophisticated communal areas are thoughtfully designed for quiet enjoyment, sophisticated leisure, and harmonious interaction, significantly enhancing the overall living experience and promising a lifestyle of undisturbed elegance.

Unrivaled Location and a Vibrant Marbella Lifestyle

Beyond the immediate tranquility and exclusive charm of your new home, the vibrant pulse of Marbella and the world-renowned Puerto Banús is just a short, convenient drive away. This unparalleled proximity allows residents to effortlessly access a myriad of world-class amenities, including luxurious marinas brimming with opulent yachts, designer boutiques showcasing the latest fashion, gourmet restaurants offering exquisite culinary experiences, and a bustling nightlife that captures the essence of the Costa del Sol's glamorous social scene. Nueva Andalucía itself is celebrated for its upscale infrastructure, boasting international schools, state-of-the-art health clubs, and an array of fine dining establishments, all within easy reach.

The strategic location of this exquisite duplex ensures that while you reside in a peaceful, secure, and exclusive enclave, the very best of the Costa del Sol's social, culinary, and entertainment offerings are always at your fingertips. It represents the quintessential Marbella lifestyle, offering a perfect equilibrium between serene escapism and vibrant engagement with one of Europe's most glamorous and dynamic destinations. Imagine beginning your day with a quiet morning coffee overlooking the lush golf course, followed by an afternoon of indulgent shopping in Puerto Banús, and concluding with an evening of culinary delight at a Michelin-starred restaurant – all effortlessly achievable from this prime and privileged location.

Your Opportunity for a Bespoke Dream Home

This exceptional 3-bedroom duplex, exclusively presented by Luxury Realty, offers a rare and distinguished opportunity to acquire a coveted slice of paradise in one of Southern Spain's most desirable locations. With its prime frontline golf position, extensive and beautifully maintained communal gardens, an array of modern comforts, and unparalleled proximity to both the serene golf courses and the lively vibrancy of Puerto Banús, it encapsulates the very essence of luxurious Mediterranean living. Whether you are searching for a permanent, sophisticated residence, an exquisite holiday retreat, or a shrewd investment property with significant potential, this duplex offers an unparalleled proposition.

Embrace the elegance, tranquility, and vibrant lifestyle that awaits you in the heart of Nueva Andalucía. Luxury Realty cordially invites you to discover this unique and captivating offering, where every meticulously considered detail contributes to an extraordinary and enriching living experience. This is more than just a home; it is a testament to a life exquisitely lived, positioned at the nexus of natural beauty, sophisticated convenience, and timeless luxury. Seize this moment to secure your place in one of Southern Spain's most prestigious communities.

Details

Reference	R2300504	Property Type	Terraced Townhouse
Status	Sale	Price	580,000 €
Bedrooms	3	Bathrooms	3
Build size	150 m²	Plot Size	–

Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Mountain views, Private garden, Parking