

NUEVA ANDALUCÍA

585,000 €

REFERENCE R4656421

Discover Unrivalled Luxury and Investment Potential: A Premium 2-Bedroom Apartment in Nueva Andalucía, Southern Spain

2	2	142 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents an exceptional opportunity to acquire a meticulously appointed two-bedroom apartment in the heart of Nueva Andalucía, Southern Spain. This exquisite property transcends the ordinary, offering not just a magnificent home but a highly sought-after income-generating asset, perfectly poised for the discerning investor or a sophisticated homeowner seeking a vibrant Mediterranean lifestyle. Nestled in one of the Costa del Sol's most prestigious and desirable residential enclaves, this apartment represents the pinnacle of convenience, comfort, and lucrative rental potential.

What truly sets this offering apart as an unparalleled investment is its coveted status as a fully licensed tourist rental property. Boasting the official Spanish Tourist Licence from the Tourism Registry of Andalusia (RTA), this apartment is genuinely 'ready to rent' from day one. This invaluable accreditation not only streamlines the process for attracting high-calibre international clientele but also assures compliance with all local regulations, offering peace of mind and maximising your rental yield without the usual bureaucratic hurdles. For an investor, this means immediate returns and a seamless transition into the thriving Andalusian holiday rental market.

Step inside this remarkably spacious two-bedroom apartment and immediately sense an atmosphere of refined elegance and contemporary design. Every detail has been thoughtfully curated to provide an elevated living experience. The interiors are bright and airy, offering an expansive feel that is perfect for both comfortable long-term living and welcoming short-term guests. The layout is intelligently designed, ensuring privacy and functionality, making it an ideal retreat after a day of exploring the vibrant surroundings or simply relaxing at home.

The culinary enthusiast will be captivated by the modern, fully equipped kitchen, a true masterpiece of design and utility. Outfitted with an array of high-end appliances, this kitchen provides everything necessary to prepare gourmet meals, entertain guests with ease, or simply enjoy home-cooked food. From sleek countertops to premium integrated appliances, every element speaks of quality and functionality. Adjacent to this culinary haven, the living spaces flow effortlessly, inviting relaxation and social interaction, bathed in natural light that permeates the apartment throughout the day.

One of the apartment’s most captivating features is its generous west-facing terrace. This expansive outdoor sanctuary offers breathtaking panoramic mountain views, providing an idyllic backdrop for morning coffees, al-fresco dining, or simply unwinding as the sun gracefully dips below the horizon, painting the sky with spectacular hues. Complete with a dedicated BBQ area, this terrace transforms into the perfect setting for entertaining friends and family, creating unforgettable memories under the warm Andalusian sky. Imagine evenings spent grilling delicious meals, paired with fine local wines, all while soaking in the tranquil beauty of the surrounding landscape.

Beyond the apartment itself, the property resides within a meticulously maintained, secure gated community, offering an exclusive and tranquil environment. Residents benefit from access to a beautifully designed communal swimming pool, an inviting oasis for cooling off on warm summer days or simply lounging poolside with a good book. The lush, well-tended gardens that envelop the complex provide a serene natural escape, contributing to the overall sense of peace and luxury. Furthermore, the convenience of private parking ensures ease of access and security for your vehicle, a significant advantage in such a sought-after location.

Connectivity is paramount in today's world, and this apartment excels with the inclusion of high-speed fiber-optics internet, ensuring seamless streaming, effortless remote work, and uninterrupted communication – a vital amenity for both residents and holiday renters. The two well-appointed bedrooms each feature luxurious en-suite bathrooms, providing an added layer of privacy and comfort that elevates the experience to that of a high-end boutique hotel. These private sanctuaries are designed with modern fixtures and finishes, offering a spa-like retreat within your own home.

The strategic location in Nueva Andalucía, Southern Spain, is undoubtedly one of its most compelling attributes. Known as Marbella's "Golf Valley" and a beacon of luxury, Nueva Andalucía offers an enviable lifestyle. This apartment is situated in a very good residential area, providing a quiet retreat while remaining exceptionally close to everything one could desire. A short walking distance grants you access to a plethora of amenities, from charming local cafes and gourmet restaurants to convenience stores and vibrant boutiques. Moreover, the allure of the Mediterranean is truly at your fingertips, with the beautiful sandy beaches and the world-renowned Puerto Banús just a leisurely stroll away. Puerto Banús beckons with its luxury yachts,

designer boutiques, upscale restaurants, and vibrant nightlife, embodying the epitome of the glamorous Marbella lifestyle. For daily conveniences and further entertainment, the bustling Centro Plaza is merely a five-minute drive away, offering an array of shops, supermarkets, and eateries.

This exquisite 2-bedroom apartment in Nueva Andalucía is more than just a property; it is an entry into a distinguished lifestyle and a robust investment portfolio. Its luxurious features, combined with the irreplaceable RTA license and prime location, make it an exceptional offering from Luxury Realty. Do not miss this opportunity to own a slice of paradise that promises both immediate enjoyment and enduring financial reward.

Details

Reference	R4656421	Property Type	Apartment
Status	Sale	Price	585,000 €
Bedrooms	2	Bathrooms	2
Build size	142 m²	Plot Size	–
Terrace	50 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Mountain views, Lift, Private garden, Parking, Holiday Home, Investment, Resale