

NUEVA ANDALUCÍA

1,200,000 €

REFERENCE R4967110

An Unrivalled Investment & Lifestyle Opportunity in Royal Gardens, Nueva Andalucía

3	4	185 m²	58 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE











Description

An Unrivalled Investment & Lifestyle Opportunity in Royal Gardens, Nueva Andalucía

Luxury Realty proudly presents a truly exceptional turnkey investment opportunity nestled in the prestigious Royal Gardens urbanization, heart of Nueva Andalucía, Southern Spain. This exquisite property comes with the highly coveted advantage of a transferable tourist license and a robust, proven track record of rental income, positioning it as an ideal asset for discerning investors. Whether your vision is to capitalize on the thriving short-term and long-term rental markets or to establish a permanent, luxurious residence in one of the Costa del Sol's most sought-after locales, this apartment offers unparalleled flexibility and potential. It represents more than just a home; it's a strategic entry into a flourishing property market known for its consistent demand and premium yields, ensuring both capital appreciation and immediate financial returns.

Discover the Enchantment of Nueva Andalucía: Marbella's Golden Gem

Positioned in the illustrious "Golf Valley," Nueva Andalucía stands as a testament to sophisticated Mediterranean living. This vibrant and upscale district, part of the world-renowned Marbella municipality, is celebrated for its verdant landscapes, championship golf courses, and an international community that creates a cosmopolitan yet intimate atmosphere. Life here is synonymous with luxury and convenience. The property boasts an enviable location within easy walking distance to Centro Plaza, a bustling hub offering an array of designer boutiques, gourmet restaurants, lively cafes, and essential services. Just moments further lies the iconic Puerto Banús, a glamorous marina famed for its superyachts, high-end fashion houses, and vibrant nightlife. Beyond the immediate vicinity, residents can effortlessly access pristine sandy beaches, exclusive beach clubs, prestigious international schools, and world-class medical facilities, all contributing to Nueva Andalucía's reputation as a prime destination for global elites. Southern Spain’s enviable climate, with over 320 days of sunshine a year, magnificent natural beauty, and a rich cultural heritage, further enhances the appeal of this privileged address, promising an exceptional quality of life year-round.

Sophisticated Design Meets Everyday Comfort: Your Luxury Apartment

This elegant and remarkably spacious three-bedroom, three-bathroom en-suite apartment sets a new standard for comfort and quality living. Spanning generous proportions, the property is thoughtfully designed to maximize natural light and create an uplifting ambiance throughout. Situated on the second floor, convenience is assured with partial lift access. Upon entering, you are greeted by an immediate sense of grandeur and meticulous attention to detail. The apartment comprises three sumptuously appointed en-suite bedrooms, each offering a private sanctuary complete with ample wardrobe space and beautifully finished bathrooms. For added convenience, an additional guest toilet is thoughtfully integrated into the layout. The heart of the home features a state-of-the-art, fully equipped kitchen, boasting integrated high-end appliances, sleek cabinetry, and generous counter space, designed for both passionate home chefs and effortless entertaining. Adjacent to this, a separate laundry room provides practical utility without compromising on aesthetics or living space, ensuring that every modern convenience is catered for.

The interior spaces are characterized by their bright, open-plan living areas, seamlessly flowing from one zone to another, fostering an inclusive and welcoming environment. The practical layout is ingeniously crafted for everyday comfort and functionality, making it equally suitable for family living, entertaining guests, or simply unwinding in a tranquil setting. Large windows and glass doors ensure the apartment is bathed in glorious Mediterranean sunshine, enhancing the feeling of spaciousness and connection to the outdoors. High-quality finishes and premium materials are evident throughout, reflecting a commitment to luxury and durability.

Panoramic Vistas and Leisurely Living: The L-Shaped Terrace & Community Amenities

One of the apartment's most captivating features is its expansive L-shaped terrace. This magnificent outdoor living space offers residents the luxury of panoramic views, providing a breathtaking backdrop to daily life. While embracing the vibrant

surroundings, the terrace also offers tantalizing partial views of the shimmering Mediterranean Sea, a constant reminder of the coastal proximity and the idyllic Andalusian lifestyle. Imagine savoring your morning coffee as the sun rises over the horizon, enjoying al fresco dining with friends and family, or simply unwinding with a good book while soaking in the gentle sea breeze. This versatile terrace is perfectly positioned to become an extension of your living space, inviting outdoor relaxation and entertainment throughout the year, truly embodying the essence of Mediterranean indoor-outdoor living.

Beyond the confines of this exceptional residence, the exclusive urbanization of Royal Gardens offers residents access to a pristine communal swimming pool. This beautifully maintained area provides a serene oasis for relaxation and recreation, surrounded by manicured gardens that enhance the sense of tranquility and privacy. Whether you wish to take a refreshing dip, bask in the sun on a comfortable lounger, or simply enjoy the peaceful ambiance, the communal pool area perfectly complements the luxurious lifestyle offered by this property. This amenity not only adds to the desirability of the home but also contributes to the strong rental appeal, making it an attractive feature for holidaymakers and long-term residents alike. This blend of private luxury and shared upscale amenities solidifies the property's position as a truly compelling offering for those seeking an elevated living experience in Nueva Andalucía.

Details

Reference	R4967110	Property Type	Apartment
Status	Sale	Price	1,200,000 €
Bedrooms	3	Bathrooms	4
Build size	185 m²	Plot Size	–
Terrace	58 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Holiday Home, Investment