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NUEVA ANDALUCÍA

3,000,000 €

REFERENCE R5002141

# An Exclusive Canvas: Bespoke Luxury Living with Panoramic Views in Magna Marbella, Nueva Andalucía

| 4 | 3 | 250 m² | 186 m² | 52 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Discover an unparalleled development opportunity within the highly sought-after Magna Marbella, nestled in the prestigious heart of Nueva Andalucía, Southern Spain. This expansive ground-floor residence, stretching across a unique double plot, presents an extraordinary chance to create a bespoke luxury haven. From its prime frontline position overlooking a prestigious golf course, this property boasts breathtaking panoramic views of the glistening Mediterranean Sea and the majestic Sierra Blanca mountains, promising an unparalleled lifestyle of serenity and sophistication.

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Envision the creation of an extraordinary four-bedroom apartment, meticulously designed to your exact specifications. Subject to final licensing, this potential masterpiece can feature a private swimming pool, seamlessly integrated into a beautifully landscaped garden. This is not merely a residence; it is the blueprint for a distinctive luxury sanctuary, where every detail can be curated to reflect personal taste and desire for ultimate comfort and elegance. The generous footprint allows for spacious living areas, private retreats, and an abundance of natural light, all crafted within the framework of modern architectural excellence.

While awaiting its final flourish, the property has already undergone significant foundational upgrades, setting the stage for a smooth completion. It is currently presented as a sophisticated shell, offering the distinct advantage of a prepared foundation, rather than a raw construction site. New, high-quality floor tiles have been partially installed, with the remaining complement included in the sale, allowing for a cohesive and high-end finish throughout. This thoughtful inclusion signifies a substantial saving and convenience for the future owner, ensuring consistency in design and quality.

Crucially, the entire residence has been expertly re-wired to contemporary standards, providing the robust electrical infrastructure necessary for today's sophisticated smart home technologies. Furthermore, a state-of-the-art automated air-conditioning system has been fully installed, promising unparalleled climate control and comfort from the moment of occupancy. These significant investments in core infrastructure mean that a substantial portion of the fundamental work is already completed, allowing the new owner to focus predominantly on interior design, custom finishes, and personal embellishments. Further enhancing its practical appeal and exclusivity, the property includes two private underground parking spaces, with direct lift access ensuring utmost convenience, security, and discreet entry to the ground floor residence.

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This exceptional offering is perfectly situated for the discerning residential investor or an individual seeking to craft their ultimate golfer's dream home. Nestled in the prestigious heart of Nueva Andalucía, often affectionately referred to as the 'Golf Valley,' this exquisite opportunity offers an enviable lifestyle synonymous with luxury and leisure. The property’s coveted address places it within moments of three world-renowned golf courses – Las Brisas Golf, Aloha Golf Club, and Los Naranjos Golf Club – each offering challenging play and picturesque landscapes. Beyond the greens, a mere stroll leads to an elite community practice range and a revered club restaurant, providing both a vibrant social hub and exquisite dining experiences right on your doorstep. This unique blend of privacy and proximity to top-tier facilities defines the allure of this location.

Nueva Andalucía itself is a jewel in the crown of Marbella, an area celebrated for its verdant landscapes, upscale amenities, and vibrant international community. From Magna Marbella, you are afforded effortless access to the glamorous marina of Puerto Banús, renowned for its designer boutiques, luxury yachts, and sophisticated nightlife. The charming Old Town of Marbella, with its traditional Andalusian architecture and exquisite gastronomy, is also just a short drive away. This southern Spanish locale perfectly combines the tranquility of a golf-front setting with the effervescence of the Costa del Sol, making it one of the most desirable addresses in Europe.

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Imagine intelligent home automation seamlessly integrated throughout your living space, controlling lighting, climate, security, and entertainment systems with effortless precision. The private garden will transform into a serene outdoor sanctuary, an ideal setting for al fresco dining, entertaining guests, or simply unwinding amidst the captivating beauty of your surroundings. The uninterrupted views of the Mediterranean Sea stretching to the horizon and the majestic peaks of the Sierra Blanca mountains create an ever-changing backdrop, ensuring a sense of calm and grandeur. This bespoke residence will epitomize modern luxury, offering both a personal retreat and an exceptional space for entertaining on a grand scale.

This rare offering represents not just a property acquisition, but a significant investment in a bespoke lifestyle. The opportunity to acquire such a meticulously prepared shell in a coveted frontline golf location, with the freedom to inject personal design and create a truly unique masterpiece, is truly exceptional. For those seeking to manifest their vision of luxury living in one of Spain's

most prestigious destinations, this Magna Marbella residence presents an irresistible proposition. Seize the chance to create an enduring legacy in a location that defines exclusivity and natural beauty, ensuring a return not only on investment but on quality of life.

## Details

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|---|---|---|---|
| Reference | R5002141 | Property Type | Apartment |
| Status | Sale | Price | 3,000,000 € |
| Bedrooms | 4 | Bathrooms | 3 |
| Build size | 250 m² | Plot Size | 186 m² |
| Terrace | 52 m² | Parking places | by request |

## Features

Pool, Air conditioning, Sea views, Lift, Private garden, 24H Security, Parking, Investment

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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