

MARBELLA

575,000 €

REFERENCE R5199667

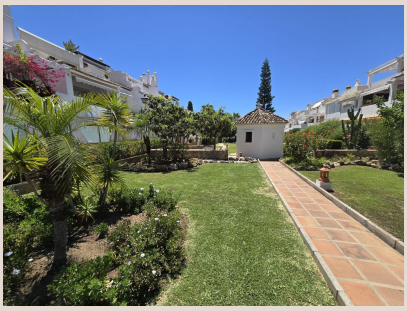
Exquisite Ground Floor Residence in Nagüeles: A Serene Oasis on Marbella's Golden Mile

2	2	135 m²	90 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE

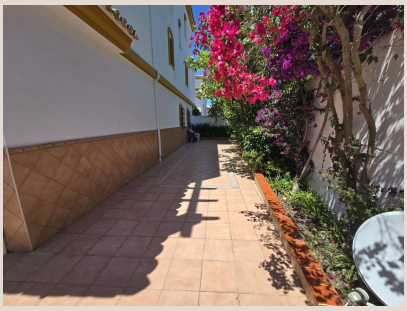












Description

Discover an unparalleled lifestyle opportunity in one of Marbella's most prestigious and highly coveted residential enclaves. This magnificent ground floor flat, exclusively presented by Luxury Realty, offers an exquisite blend of Andalusian charm, contemporary comfort, and an enviable location that epitomizes sophisticated Mediterranean living. Nestled in the heart of Nagüeles, a tranquil and upscale area just a short, picturesque drive from the vibrant luxury of Puerto Banús and the historic allure of Marbella's town centre, this property represents the very essence of high-end real estate in the South of Spain.

An Unrivalled Location on the Golden Mile

The allure of this property begins with its prime location. Nagüeles is celebrated for its peaceful ambiance, lush surroundings, and exceptional connectivity to the Costa del Sol's most iconic attractions. From your doorstep, the world-renowned Puerto Banús, synonymous with luxury yachting, high-end boutiques, gourmet dining, and vibrant nightlife, is merely minutes away. Conversely, the charming old town of Marbella, with its cobbled streets, cultural attractions, and exquisite culinary scene, offers a delightful contrast of traditional Spanish elegance, all within easy reach.

For families, the proximity to leading educational institutions is an invaluable asset. Renowned international schools such as the Swans International School and the British International School of Marbella are just a stone's throw away, ensuring an exceptional educational foundation for children in a diverse and enriching environment. Furthermore, the property boasts incredible access to the iconic Golden Mile beach, an exclusive stretch of pristine sands and crystal-clear waters, located a mere two-minute drive away. Here, you can indulge in exclusive beach clubs, watersports, or simply relax under the warm Mediterranean sun. This strategic positioning guarantees residents unrivalled convenience and luxury, perfectly balancing serene living with vibrant activity.

Charming Andalusian Village Style Urbanization

The residence is situated within a captivating urbanization designed in a charming Andalusian village style, evoking a sense of timeless elegance and community spirit. The architectural nuances, from the picturesque facades to the quaint pathways adorned with blossoming bougainvillea, create an idyllic setting. Residents are privileged to enjoy an array of meticulously maintained communal amenities that transform daily life into a perpetual holiday. The lush, verdant gardens serve as tranquil havens, perfect for leisurely strolls or moments of quiet contemplation amidst the fragrant flora.

At the heart of the community lies a resort-style swimming pool, offering an inviting oasis for refreshing dips on warm summer days or simply relaxing poolside with a good book. Families will particularly appreciate the dedicated children's playground, a safe and engaging environment where younger residents can play and thrive, fostering a true sense of belonging and community. This urbanization isn't just a place to live; it's a lifestyle choice, offering security, serenity, and a wealth of shared spaces that enhance the quality of life for all its inhabitants.

Exceptional Living Spaces and Flexible Design

Stepping inside this exquisite ground-floor residence, you are greeted by a sprawling 135 m2 of meticulously designed interior space, crafted for comfort and elegance. This generous footprint is beautifully complemented by an expansive 90 m2 private terrace, an outdoor sanctuary where the Mediterranean lifestyle truly comes alive. Imagine hosting elegant al fresco dinners under the stars, enjoying leisurely morning coffees bathed in sunlight, or simply unwinding amidst the tranquility of your private oasis. This seamless transition between indoor sophistication and outdoor serenity defines the exceptional living experience offered by this property.

The interior layout has been thoughtfully conceived, commencing with a welcoming entrance hall that sets the tone for the quality and style found throughout. The heart of the home features a generously proportioned living-dining room, an ideal space for both intimate gatherings and grand entertaining. An inviting fireplace adds a touch of warmth and ambiance, perfect for cooler evenings. The fully fitted gourmet kitchen boasts contemporary appliances, ample storage, and an adjoining utility room,

ensuring practicality and ease for culinary creations. It is designed to inspire, whether you're a seasoned chef or enjoy casual cooking.

Currently configured with two luxurious bedrooms, the property offers inherent flexibility to effortlessly revert to its original three-bedroom layout, catering to evolving family needs or providing additional guest accommodation. The master suite is a true retreat, featuring an elegant ensuite bathroom and a dedicated dressing room, offering bespoke storage solutions and an added touch of luxury. A second complete, tastefully appointed bathroom serves the additional bedroom and guests, both finished to the highest standards. Comfort is assured year-round with state-of-the-art climate control, providing hot and cold air conditioning throughout the residence. Furthermore, its desirable South-East facing orientation ensures that the flat basks in abundant natural light and optimal sun exposure, creating a bright and inviting atmosphere with captivating views.

Premium Amenities and Investment Potential

Adding to the convenience and luxury, this exceptional property includes a secure, private garage space, ensuring effortless parking and peace of mind. While it does not include a separate storage room, the generous interior and dressing room provide ample solutions. A crucial advantage and testament to the property's legal standing is the presence of its First Occupation Licence, guaranteeing a stress-free acquisition and immediate occupancy for its new owners.

This ground floor flat represents not just a home, but a prime investment opportunity within Marbella's robust luxury real estate market. Its unparalleled location, combined with the comprehensive amenities of the urbanization and the flexible design of the residence, ensures high rental potential and long-term capital appreciation. Seize this rare chance to acquire a piece of paradise on the Golden Mile, a sophisticated family home, or a luxurious holiday retreat. Contact Luxury Realty today to schedule a private viewing and experience the pinnacle of luxury living in Nagüeles.

Details

Reference	R5199667	Property Type	Apartment
Status	Sale	Price	575,000 €
Bedrooms	2	Bathrooms	2
Build size	135 m²	Plot Size	–
Terrace	90 m²	Parking places	by request

Features

Pool, Mountain views, Private garden, Parking