

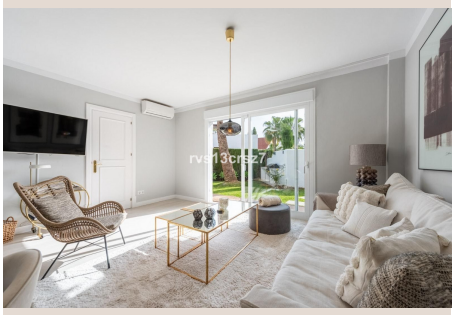
NUEVA ANDALUCÍA

755,000 €

REFERENCE R5214325

An Exquisite Ground Floor Retreat with Tourist License in Prestigious Nueva Andalucía

4	2	112 m²	25 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an unparalleled opportunity presented by Luxury Realty: a stunning, fully renovated ground floor apartment nestled within the highly sought-after urbanisation of Jardines de la Andalucian. This exceptional residence offers a unique blend of modern luxury, unparalleled convenience, and significant investment potential, thanks to its coveted tourist license. Meticulously transformed to the highest standards, this property stands as a testament to sophisticated living in one of the Costa del Sol's most desirable locations. If you envision a lifestyle where every amenity is within arm's reach, where comfort meets elegance, and where your investment truly works for you, then this magnificent apartment is an absolute must-see.

Location: The Heart of Southern Spain's Luxury Coastline

Strategically positioned in Nueva Andalucía, Marbella, in the south of Spain, this apartment benefits from an address synonymous with prestige and vibrant living. Nueva Andalucía is renowned as the "Golf Valley" of the Costa del Sol, home to some of Europe's finest golf courses, making it a paradise for enthusiasts. Beyond golf, its prime location offers immediate access to a dynamic commercial hub. Imagine stepping out of your door and being moments away from a diverse array of gourmet restaurants, chic night clubs, and convenient supermarkets catering to every need. The lively atmosphere of the famous Saturday market, a local institution offering fresh produce and unique finds, is also just a short stroll away, providing a taste of authentic Andalusian charm.

Furthermore, the glamour and excitement of Puerto Banús, with its luxurious yachts, designer boutiques, and world-class dining, are mere minutes away. This enviable proximity ensures residents can effortlessly indulge in the sophisticated lifestyle Marbella is famous for, while returning to the peaceful embrace of their exclusive urbanisation. The area is also perfectly situated close to beautiful beaches, excellent international schools, and bustling marinas, making it an ideal choice for families, holidaymakers, and those seeking a permanent slice of paradise under the Spanish sun.

The Residence: A Haven of Modern Elegance

This beautifully appointed ground floor apartment boasts an expansive 112 m² of meticulously designed interior space, complemented by a generous 25 m² private terrace, extending seamlessly into your own private garden. The recent comprehensive renovation has transformed every corner, ensuring a contemporary aesthetic paired with ultimate functionality. The property features four generously sized bedrooms, providing ample space for family and guests, alongside two exquisitely finished bathrooms that reflect modern design and comfort. Every detail has been carefully considered, from the choice of materials to the seamless integration of modern conveniences, resulting in a home that is truly in very good condition and ready for immediate enjoyment.

Exceptional Features for Discerning Buyers

Designed for year-round comfort, the apartment benefits from state-of-the-art climate control, including hot and cold air conditioning, central heating, and luxurious underfloor heating, ensuring perfect ambient temperatures regardless of the season. The south-west orientation bathes the interiors in natural light throughout the day, while offering tranquil garden views from the main living areas and terrace.

The heart of any home, the kitchen, is fully fitted with high-end appliances and sleek cabinetry, making it a joy for both everyday cooking and entertaining. Practical features abound, including double glazing for enhanced insulation and soundproofing, fiber optic internet for seamless connectivity, and private WiFi. The option for furniture allows for immediate move-in or the freedom to personalize the space to your exact taste.

As part of the prestigious Jardines de la Andalucian urbanisation, residents benefit from a beautiful communal swimming pool, perfect for relaxing and socializing. Security is paramount within this gated complex, featuring 24-hour security personnel, providing peace of mind. Parking is effortlessly accommodated with dedicated underground, garage, and covered parking spaces, ensuring convenience and safety for your vehicles.

An Unrivalled Investment Opportunity

Beyond its aesthetic appeal and prime location, this apartment represents an outstanding investment. The inclusion of a valuable tourist license means this property is perfectly poised to generate significant rental income, appealing to the lucrative holiday rental market that thrives in Nueva Andalucía. This makes it an ideal choice for investors seeking a high-yield asset in a consistently popular destination. Whether you're looking for a luxurious permanent residence, a superb holiday home, or a strategic addition to your investment portfolio, this property ticks every box. Its classification under "Investment," "Luxury," and "Resale" truly underscores its exceptional value proposition in today's dynamic real estate market.

Do not miss the opportunity to acquire a truly special property that combines luxury, convenience, and smart investment potential in one of Marbella's most coveted addresses.

Discover Your New Lifestyle

If you are seeking a distinguished ground floor apartment with a private garden, four bedrooms, and the ultimate in convenience, just steps away from everything Nueva Andalucía has to offer, then this is the property you absolutely must experience. Contact Luxury Realty today to arrange a private viewing and discover the lifestyle awaiting you.

Details

Reference	R5214325	Property Type	Apartment
Status	Sale	Price	755,000 €
Bedrooms	4	Bathrooms	2
Build size	112 m²	Plot Size	–
Terrace	25 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, 24H Security, Parking, Investment, Resale