+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

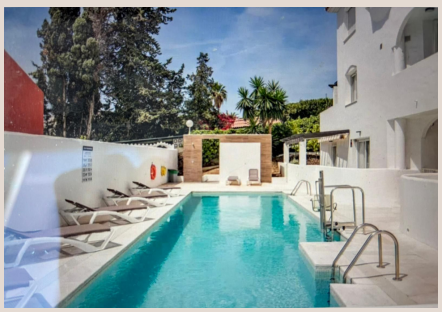
595,000 €

REFERENCE R5219503

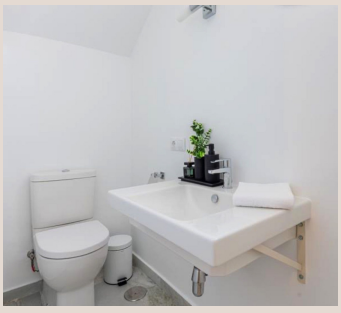
An Exclusive Oasis in Marbella's Prestigious Golf Valley: Your Luxury Pied-à-Terre at Ivy Residence

2	2	95 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Presented by Luxury Realty, we are thrilled to unveil an unparalleled opportunity to acquire an exquisite property within the highly sought-after Ivy Residence – a truly exclusive, meticulously reimagined boutique complex comprising just 26 contemporary apartments. Nestled in the very heart of vibrant Nueva Andalucía, one of Marbella's most prestigious districts on the illustrious Costa del Sol, this residence offers an enviable lifestyle in Spain's sun-drenched south.

Nueva Andalucía, often celebrated as Marbella's 'Golf Valley,' is a prime address renowned for its lush landscapes, world-class golf courses, and a sophisticated, international community. It perfectly blends tranquil residential living with immediate access to a dazzling array of upscale amenities. From championship golf courses like Aloha Golf Club, Los Naranjos Golf Club, and Las Brisas Golf, to pristine Mediterranean beaches, elite international schools, gourmet supermarkets, state-of-the-art fitness centers, and trendy culinary hotspots – everything you desire is within effortless reach. This particular location grants residents the unique advantage of enjoying a peaceful, residential atmosphere while being mere moments from the cosmopolitan energy that Marbella is famous for.

This generously proportioned, light-filled two-bedroom home spans two thoughtfully designed levels, presenting an ideal configuration for discerning couples, small families seeking a luxurious permanent or holiday residence, or as a shrewd investment for a lucrative, high-end rental yield. Its strategic positioning is simply unbeatable: a mere ten-minute leisurely stroll connects you directly to the legendary Puerto Banús marina. Here, a world of high fashion awaits with designer boutiques, alongside a captivating yacht harbour showcasing magnificent vessels, Michelin-starred dining experiences, and a vibrant nightlife scene that draws an elite international crowd. Imagine starting your day with a tranquil breakfast and ending it with a sophisticated dinner by the sea, all just moments from your doorstep, epitomizing the ultimate Mediterranean lifestyle.

Sophisticated Design and Impeccable Condition

Boasting a built area of 95 m² (with 90 m² of highly functional usable space), this second-floor apartment – ensuring elevated views and privacy, though it is noted there is no lift – enjoys an inviting east-facing orientation. This aspect floods the main living areas with glorious morning sunshine, creating a bright and welcoming ambiance throughout the day. What truly sets this property apart is its pristine condition: it has been meticulously maintained for private use only since its renovation. Crucially, it has never been rented out or offered on platforms like Airbnb, ensuring an immaculate state for its next owner. The residence is offered for sale fully furnished with a curated selection of contemporary pieces, allowing for an immediate, seamless transition into your new luxury lifestyle without the need for additional investments.

The lower level of this exquisite home is designed for both elegant entertaining and comfortable daily living. An inviting entrance hall provides a graceful welcome, leading to a convenient guest cloakroom. The heart of this floor is an open-plan gourmet kitchen, equipped with top-of-the-line modern appliances and sleek cabinetry, seamlessly flowing into a spacious yet cozy living-dining area. This expansive communal space offers direct access to a private, east-facing terrace – an idyllic spot for enjoying al fresco breakfasts, a morning coffee, or simply soaking in the serene surroundings and the fresh Mediterranean air. It's an extension of the living space, perfect for embracing Marbella's outdoor culture.

Ascending to the upper level, you will discover two generously sized bedrooms, each featuring bespoke fitted wardrobes that maximize storage without compromising on style. These tranquil retreats share a beautifully appointed, large family bathroom, designed with contemporary finishes and high-quality fittings. Both bedrooms also offer access to a second private terrace, overlooking the lush, tropical communal gardens and providing a perfect vantage point for serene relaxation, an afternoon read, or enjoying an evening sundowner as the Marbella sun sets, creating memorable moments in a truly private setting.

Exclusive Community Amenities and Unrivalled Lifestyle

Residents of the Ivy Residence are afforded a lifestyle of comfort, security, and leisure within this secure, gated community. Peace of mind is guaranteed with 24-hour security surveillance, providing a safe and tranquil environment for all. The complex boasts impeccably maintained, verdant tropical gardens that create a private oasis, centered around a stunning communal swimming pool – an inviting haven for relaxation and leisure during Marbella's glorious 300+ sunny days a year. Practical conveniences include dedicated garage parking and a private storage room, ensuring ample space for all your belongings and

making this property an ideal lock-and-leave solution, whether for short visits or extended stays.

Embrace the quintessential Mediterranean lifestyle in this social and friendly enclave, where community spirit thrives amidst luxurious surroundings. This exceptional property represents more than just a home; it is your perfect Pied-à-Terre in one of Marbella's most prestigious and sought-after addresses. An extraordinary blend of prime location, sophisticated design, and comprehensive amenities, this unique opportunity is presented exclusively by Luxury Realty.

Contact Luxury Realty today to schedule your private viewing and discover the unparalleled charm and potential of this magnificent property. Do not miss your chance to secure a slice of paradise in the vibrant heart of Nueva Andalucía, Marbella.

Details

Reference	R5219503	Property Type	Penthouse
Status	Sale	Price	595,000 €
Bedrooms	2	Bathrooms	2
Build size	95 m²	Plot Size	–
Terrace	50 m²	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Private garden, 24H Security, Parking

Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella