

NUEVA ANDALUCÍA

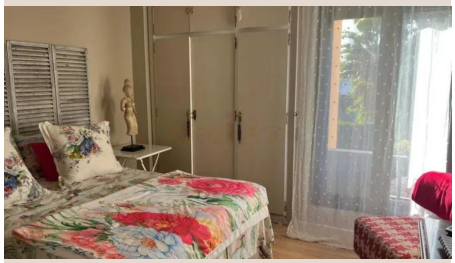
505,000 €

REFERENCE R5233738

Exquisite Mediterranean Lifestyle Awaits: A Prime Apartment in Nueva Andalucía, Southern Spain

3	2	100 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled opportunity to embrace the quintessential Costa del Sol lifestyle with this magnificent middle-floor apartment, perfectly situated in the prestigious enclave of Nueva Andalucía. Nestled in the heart of Southern Spain's coveted 'Golf Valley,' this residence offers the ultimate blend of luxury, convenience, and Mediterranean charm, placing you just a breath away from the vibrant energy of Puerto Banús and the serene beauty of sun-drenched beaches. Imagined for discerning individuals and families, this property, offered as a resale, promises a sophisticated living experience within one of the most sought-after destinations in Europe.

Upon entering, you are greeted by a generously proportioned living-dining room, a true sanctuary designed for both grand entertaining and intimate family gatherings. The focal point of this inviting space is a charming fireplace, promising cozy evenings and a warm, welcoming ambiance throughout the cooler months. Bathed in abundant natural light, courtesy of its prime south orientation, this area seamlessly transitions into a captivating glazed terrace, creating an expansive and luminous environment perfect for relaxation and socialising. Every detail has been considered to foster a sense of refined comfort and effortless elegance.

The culinary heart of the home is a fully fitted, independent kitchen, a haven for gastronomic enthusiasts. Equipped with modern appliances and ample counter space, it offers both functionality and style. Adjacent to the kitchen, a dedicated utility room provides additional convenience, ensuring a clutter-free and efficient living space. This thoughtful design caters to all practical needs, allowing residents to enjoy a seamless domestic experience.

This exquisite apartment boasts three spacious bedrooms, each designed as a private retreat. The master bedroom features the luxury of an en-suite full bathroom, offering a private oasis for relaxation. The additional bedrooms are equally inviting, providing comfortable accommodation for family or guests. All bedrooms benefit from integrated fitted wardrobes, maximising storage and maintaining the sleek, uncluttered aesthetic of the home. A second well-appointed bathroom serves the remaining bedrooms and guests, ensuring comfort and privacy for all.

A true jewel of this property is its bright, south-facing glazed terrace, an elegant extension of your indoor living space. Spanning a generous 20 m², this versatile area is bathed in abundant sunshine and offers tranquil views over the lush communal gardens. Designed for year-round enjoyment, it can effortlessly transform into a charming al fresco dining area, a peaceful reading nook, or an inspiring home office, allowing you to savour the delightful Mediterranean climate regardless of the season. This covered private terrace blurs the lines between indoor comfort and outdoor splendour, enhancing the overall living experience.

The apartment is part of an exclusive, secure gated complex, ensuring peace of mind and an environment of utmost privacy. Residents benefit from access to beautifully manicured communal green areas and a sparkling swimming pool, complete with a dedicated children's pool, offering idyllic settings for relaxation, recreation, and family fun under the glorious Andalusian sun. Thoughtfully designed with accessibility in mind, the residence features easy access for people with reduced mobility, including a convenient lift within the building, ensuring comfort and independence for all residents. Further enhancing the convenience is the availability of WiFi, fiber optic internet, and near transport links, including a courtesy bus service.

For vehicle owners, ample and secure parking is assured with a large private parking area, encompassing underground, covered, and garage options. This means your vehicles are protected, and you enjoy convenient, direct access to your home, a significant advantage in this sought-after urbanisation.

This middle-floor apartment spans a built area of 100 m² and is presented in good condition, offering immediate occupancy. It comes part-furnished, allowing new owners to personalise the space to their taste while retaining the benefit of essential furnishings.

The strategic location of this property is truly exceptional. Nueva Andalucía is renowned as Marbella's exclusive residential area and the 'Golf Valley,' home to several world-class golf courses. Beyond golf, you are literally moments from the glamorous marina of Puerto Banús, where designer boutiques, luxury yachts, and fine dining establishments abound. The stunning beaches of the Costa del Sol are equally accessible, inviting leisurely strolls and refreshing dips in the Mediterranean Sea. The setting is ideal for families, with excellent schools nearby, alongside an array of shops, restaurants, and essential services, all within a short distance. Its proximity to a church further adds to the community feel. This urbanisation offers a lifestyle of comfort, convenience, and unparalleled luxury, making it an excellent choice for a permanent residence, a holiday home, or a shrewd

investment on the vibrant southern coast of Spain.

Embrace the vibrant culture and sun-drenched beauty of Southern Spain. This exquisite apartment offers not just a home, but a gateway to a life of luxury, relaxation, and endless enjoyment on the fabled Costa del Sol.

Details

Reference	R5233738	Property Type	Apartment
Status	Sale	Price	505,000 €
Bedrooms	3	Bathrooms	2
Build size	100 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, Lift, Parking, Resale