

NUEVA ANDALUCÍA

320,000 €

REFERENCE R5241832

Exceptional Middle Floor Apartment: Your Gateway to the Quintessential Nueva Andalucía Lifestyle in Southern Spain

3	2	90 m²	5 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE











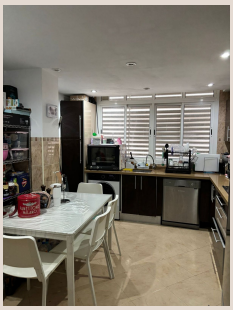

Description

Discover an outstanding opportunity to embrace the coveted Costa del Sol lifestyle with this remarkable middle-floor apartment, perfectly situated in the heart of Nueva Andalucía. This highly sought-after location in Southern Spain is renowned for its unparalleled blend of natural beauty, vibrant social scene, and world-class amenities. Offering a harmonious balance of comfort, convenience, and community living, this property presents an ideal prospect for those seeking a permanent residence, a delightful holiday retreat, or a shrewd investment in one of Europe's most desirable destinations. From the moment you step into this charming abode, you are invited into a world where sun-drenched days and serene evenings become your everyday reality, all framed by the exquisite backdrop of Andalusian charm.

Prime Location: The Epitome of Convenience and Exclusivity

Nestled within a dynamic commercial area, this apartment offers unparalleled access to an array of services and entertainment options. You are merely moments away from sophisticated boutiques, gourmet supermarkets, and a diverse selection of international restaurants and quaint cafés, ensuring every necessity and desire is catered for with ease. The strategic positioning of this residence places you at the epicentre of Nueva Andalucía's vibrant pulse, yet within the serene embrace of a well-established urbanisation, providing the best of both worlds – lively community spirit and tranquil residential comfort.

For the golf enthusiast, the property's proximity to some of the Costa del Sol's most prestigious golf courses is an undeniable highlight. Often referred to as "Golf Valley," Nueva Andalucía boasts magnificent greens and challenging fairways, including world-renowned courses like Los Naranjos, Las Brisas, and Aloha Golf Club, all just a stone's throw away. This affords residents the luxury of spontaneous tee times and the pleasure of living amidst lush, manicured landscapes that contribute to the area's serene ambiance.

Beyond golf, the apartment's advantageous setting ensures you are never far from the best the region has to offer. Being close to shops means endless possibilities for retail therapy, from high-street brands to unique local artisans. The allure of the Mediterranean Sea is also within easy reach, offering pristine beaches, bustling chiringuitos, and a myriad of water sports activities. Furthermore, the property's accessibility to town provides effortless connections to the glamorous marina of Puerto Banús and the historic charm of Marbella Old Town, each presenting distinct cultural and leisure experiences.

Families will particularly appreciate the convenience of being close to schools, with several reputable international and local educational institutions nearby, making the daily routine seamless and stress-free. This combination of essential services, leisure facilities, and educational provisions underscores the truly exceptional and well-rounded lifestyle offered by this prime location in Nueva Andalucía, solidifying its appeal to a diverse range of discerning buyers.

Comfortable Living Spaces with Southern Exposure

This inviting middle-floor apartment offers a thoughtfully designed layout, comprising three comfortable bedrooms and two well-appointed bathrooms, providing ample space for families, guests, or a dedicated home office. With a built area of 90 m², the interior spaces are crafted to maximise comfort and functionality, presenting a warm and welcoming atmosphere. The generous proportions ensure a sense of openness, allowing for flexible furniture arrangements and personalised decor to truly make this space your own.

Further enhancing the living experience is a charming 5 m² private terrace, an idyllic spot for enjoying your morning coffee, unwinding with an evening glass of wine, or simply basking in the glorious Andalusian sunshine. Its south orientation is a significant advantage, guaranteeing an abundance of natural light throughout the day and providing a warm, sun-drenched ambiance, particularly during the cooler months. The property is presented in good condition, signifying a well-maintained home that is ready for immediate occupancy, allowing you to settle in without delay and begin enjoying your new life on the Costa del Sol.

Amenities & Leisure: A Lifestyle of Enjoyment and Security

Residents of this exquisite complex benefit from a wealth of communal amenities designed to enhance leisure and well-being. The beautifully maintained communal pool offers a refreshing escape during warm summer days, providing a perfect spot for swimming, sunbathing, and socialising with neighbours. Surrounding the pool are meticulously landscaped communal gardens, creating a serene and picturesque environment that invites relaxation and outdoor enjoyment, an essential component of the Mediterranean lifestyle.

The views from the apartment encompass both the tranquil garden vistas and pleasant urban panoramas, offering a dynamic yet peaceful backdrop to your daily life. The property is equipped with several desirable features that add to its appeal and convenience. The covered terrace ensures year-round enjoyment of outdoor living, offering shade and protection from the elements. A lift provides easy access to all floors, enhancing accessibility for all residents. Excellent access to near transport links ensures effortless navigation of the wider region.

Beyond your private outdoor space, the complex caters to an active lifestyle with dedicated paddle tennis and tennis courts, providing superb facilities for recreation and fitness right on your doorstep. The inclusion of double glazing throughout the apartment ensures enhanced insulation, energy efficiency, and a peaceful interior environment, shielding residents from external noise and contributing to a comfortable living atmosphere in all seasons. The fully fitted kitchen comes equipped with essential appliances, ready for your culinary adventures, making meal preparation both convenient and enjoyable.

Security and peace of mind are paramount within this gated complex, which provides a secure and exclusive environment for all residents. This added layer of security allows for a worry-free lifestyle, enabling you to fully embrace the joys of living in Nueva Andalucía. Furthermore, the property offers convenient underground parking and a dedicated garage space, ensuring your vehicle is safely stored and easily accessible, a valuable asset in such a desirable location.

An Unmissable Opportunity for Astute Investment

Categorised as a resale property, this apartment represents an exceptional opportunity to acquire a well-established home in a prime location. Far from merely being 'cheap,' this property offers extraordinary value, presenting itself as an astute investment in the highly competitive and consistently appreciating real estate market of Nueva Andalucía. It provides an accessible entry point into one of the most sought-after areas on the Costa del Sol, offering a blend of lifestyle, location, and potential for capital growth that is rarely found.

Whether you are a first-time buyer, looking for a lucrative rental investment, or seeking an affordable second home in paradise, this apartment ticks all the boxes. Its attractive price point, combined with its desirable features and unbeatable location, makes it a truly unmissable opportunity for those looking to secure a slice of Southern Spain without compromising on quality or lifestyle. Seize the chance to own a piece of this vibrant coastal haven and experience the unparalleled charm and convenience that this middle-floor apartment in Nueva Andalucía has to offer.

Details

Reference	R5241832	Property Type	Apartment
Status	Sale	Price	320,000 €
Bedrooms	3	Bathrooms	2
Build size	90 m²	Plot Size	–
Terrace	5 m²	Parking places	by request

Features

Pool, Private garden, Lift, Parking, Resale