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NUEVA ANDALUCÍA

695,000 €

REFERENCE R5251438

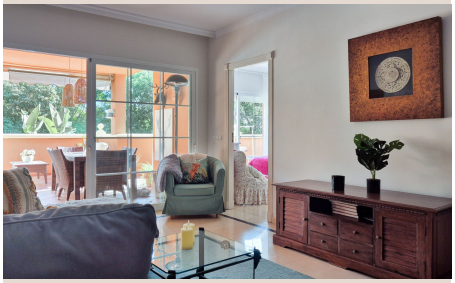
# An Exquisite Lifestyle Awaits: Premier Residence in Andalucia Alta, Nueva Andalucía

| 2 | 2 | 138 m² | 26 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |

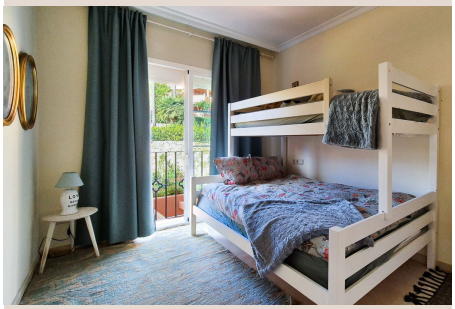












# Description

Welcome to an unparalleled opportunity presented by Luxury Realty. Nestled within the prestigious 'Golf Valley' of Nueva Andalucía, a jewel of the Costa del Sol in Southern Spain, lies an exclusive offering in the highly sought-after urbanisation of Andalucia Alta. This meticulously crafted 2-bedroom, 2-bathroom residence offers a lifestyle of luxury, convenience, and Mediterranean charm, designed for the discerning. Nueva Andalucía is renowned for its vibrant international community, world-class amenities, and natural beauty, blending tranquil residential living with easy access to bustling hubs. A testament to intelligent design, it maximizes space, light, and functionality, reflecting the care invested in this outstanding home.

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Upon entering, a welcoming hallway guides you into the heart of the home: a magnificent open-plan living and dining area. This expansive space is bathed in natural light, courtesy of optimal orientation and large sliding glass doors, creating an atmosphere of warmth and serenity. The layout provides ample room for both elegant entertaining and relaxed daily living. A highlight is its direct access to a splendid south-facing terrace. This private outdoor sanctuary offers an idyllic setting for year-round enjoyment. Whether you envision al fresco breakfasts, vibrant evening cocktails, or simply basking in the glorious Mediterranean sunshine, this terrace delivers. Its generous dimensions allow for comfortable outdoor dining and lounging, providing a picturesque vantage point overlooking beautifully maintained community gardens, truly epitomising the coveted indoor-outdoor lifestyle.

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The residence thoughtfully comprises two serene bedrooms. The main bedroom, a true master suite, is a sanctuary of peace and comfort, featuring its own elegantly appointed en-suite bathroom. This private retreat also benefits from direct access to the inviting south-facing terrace, allowing gentle morning light to flood the room and offering a tranquil spot. The second bedroom is equally spacious and comfortable, ideal for guests, family, or a dedicated home office. Complemented by a well-appointed guest bathroom, it ensures convenience and privacy. Both bathrooms are finished to a high standard, blending functionality with a touch of luxury.

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Andalucia Alta is not just a location; it's a lifestyle within a secure, gated community, highly regarded for its prime central position and exceptional facilities. Residents enjoy access to meticulously manicured Mediterranean gardens, providing lush green spaces and tranquil pathways. For families, the dedicated children's playground and park offer safe and engaging environments. At the heart of the community lies a magnificent swimming pool area, an oasis for relaxation and refreshment during the sun-drenched Andalusian days. The vibrant community, enhanced by gated security, enriches the living experience.

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The unbeatable location of this property places you at the epicentre of everything Nueva Andalucía has to offer. Within a short stroll, you'll discover an array of chic boutiques, gourmet restaurants, lively cafes, and essential amenities. Nueva Andalucía is famously known as the 'Golf Valley,' boasting some of Europe's most prestigious golf courses, including Las Brisas, Los Naranjos, and Aloha Golf Club – a true paradise for golf enthusiasts. Furthermore, the glamour and sophistication of Puerto Banús, with its luxury yachts, designer stores, and world-class nightlife, are just a few minutes' drive away. The beautiful beaches of the Mediterranean coastline, inviting you for sunbathing and water sports, are also within easy reach. This prime positioning in Southern Spain ensures a life filled with sunshine, culture, and recreational opportunities, making it an ideal base for exploring Andalusia.

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Whether your vision is to acquire a shrewd investment property with significant rental potential, or to find your dream permanent residence or an exquisite holiday retreat in Marbella, this property undeniably ticks every box. Its desirable location, appealing design, and extensive community amenities position it as an exceptional opportunity in a thriving real estate market. Consistently commanding strong interest, properties in Andalucia Alta promise both immediate enjoyment and long-term value appreciation. This elegant property is offered for sale partially furnished. Please note that the dining room furniture is not included, allowing for a bespoke selection. Embrace a slice of paradise in one of Marbella's most coveted addresses. Contact Luxury Realty today to arrange a private viewing and experience firsthand the allure of Andalucia Alta.

# Details

| | | | |
|---|---|---|---|
| Reference | R5251438 | Property Type | Apartment |
| Status | Sale | Price | 695,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 138 m² | Plot Size | – |
| Terrace | 26 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Parking, Holiday Home, Resale

## Personal advice

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

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