

MARBELLA

585,000 €

REFERENCE R5256403

An Exquisite Corner Ground-Floor Residence: Your Luxury Retreat in Marbella's Prestigious Golf Valley

2	2	136 m²	47 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Perched within the esteemed Vista Real urbanisation, a paragon of luxury and security in Nueva Andalucía, this resplendent corner ground-floor apartment offers an unparalleled lifestyle. Nueva Andalucía, affectionately known as the 'Golf Valley', is the beating heart of Marbella's sophisticated west, a prime destination on the illustrious Costa del Sol. Marbella itself, located in the sun-drenched south of Spain, is globally celebrated for its glamorous lifestyle, exquisite dining, pristine beaches, and world-class golf courses, making it a coveted address for discerning individuals seeking both opulence and tranquillity.

Vista Real is a meticulously maintained, secure gated community, renowned for its architectural elegance and resort-style amenities that include expansive, shimmering communal swimming pools, impeccably manicured gardens reminiscent of a verdant oasis, ample secure parking, and round-the-clock professional security. This ensures a peaceful and exclusive living environment, where privacy and comfort are paramount. This particular residence is strategically positioned in one of the most advantageous blocks, granting effortless access and enviable proximity to the 24/7 security gatehouse, offering both convenience and an added layer of peace of mind.

Embracing a coveted south-facing orientation, this luminous apartment is bathed in natural sunlight throughout the day, creating an inviting and warm ambiance. From its generous terrace, partial sea views provide a captivating backdrop, inviting residents to savour the beauty of the Mediterranean. Its ground-floor setting offers seamless indoor-outdoor living, perfect for those who appreciate direct access to the communal gardens and the ease of a single-level layout. This property is not merely a home; it is a gateway to the quintessential Marbella lifestyle, whether for year-round habitation or as a lucrative investment opportunity in a market demonstrating robust appreciation.

The interior of this distinguished apartment boasts a highly practical and aesthetically pleasing layout, meticulously designed for modern living. It features two spacious double bedrooms, each thoughtfully appointed with large, contemporary fitted wardrobes, offering abundant storage and a sleek finish. The two recently renovated bathrooms are a testament to refined taste, adorned with luxurious marble tiles and equipped with brand-new bathtubs, providing a spa-like sanctuary for relaxation. The fully equipped kitchen, having undergone a refreshing update, now offers both functionality and style, complemented by convenient access to a dedicated laundry area complete with a washing machine.

The heart of the home is undoubtedly the generous open-plan living-dining room. This expansive space flows effortlessly, creating an ideal setting for both intimate family moments and sophisticated entertaining. Large sliding doors open onto the impressive 47 m² terrace, extending the living area outdoors. This south-facing haven ensures all-day sun exposure, making it the perfect spot for al fresco dining, sunbathing, or simply unwinding while enjoying the serene partial sea views. Premium touches elevate the comfort of this home, including a new, energy-efficient air conditioning system discreetly embedded within false ceilings, ensuring optimal climate control and a refined aesthetic.

Beyond the confines of this exceptional apartment, the Vista Real urbanisation fosters an environment of community and serenity. Its impeccably maintained gardens and inviting pools create a welcoming atmosphere, encouraging residents to relax and connect. The property is sold with the invaluable inclusion of two private garage spaces and a large, secure storage room, all conveniently located within the same building. This thoughtful provision ensures ample parking and secure storage for your belongings, adding significant value and practicality.

Nueva Andalucía is famed for its proximity to world-class golf courses such as Los Naranjos Golf Club and Aloha Golf Club, making this property an ideal base for golf enthusiasts. Furthermore, its strategic location offers easy access to the vibrant social scene of Puerto Banús, with its luxury boutiques, fine dining establishments, and bustling marina, as well as the charming historical allure of Marbella Old Town and the area's magnificent beaches. This impeccable property, competitively priced due to a change in the vendor's plans and a desire for an urgent sale, represents a superb and rare chance to acquire a slice of luxurious living in one of Marbella's most sought-after addresses. Market analysts forecast continued strong performance in Nueva Andalucía, with similar luxury apartments commanding average prices between €550,000 and €650,000 and offering robust rental yields of 6-11%, building on a history of robust appreciation in the region. Seize this extraordinary opportunity for an enviable lifestyle and a sound investment. Contact Luxury Realty today to arrange your exclusive private viewing and discover the endless possibilities that await you.

Details

Reference	R5256403	Property Type	Apartment
Status	Sale	Price	585,000 €
Bedrooms	2	Bathrooms	2
Build size	136 m²	Plot Size	–
Terrace	47 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Lift, Alarm system, 24H Security, Parking