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



NUEVA ANDALUCÍA

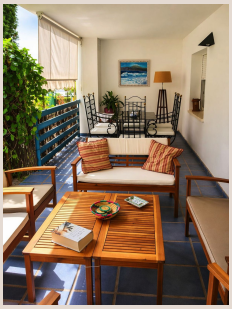
550,000 €

REFERENCE R5364988

Exclusive Ground Floor Residence with Private Oasis in Nueva Andalucía, Southern Spain

2	2	105 m²	140 m²	25 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Discover an unparalleled living experience in this exquisite ground-floor apartment, nestled within a highly esteemed, secure gated community in Altos del Rodeo, a coveted enclave of Nueva Andalucía, Marbella. This meticulously maintained property offers a unique blend of sophisticated interior living and a truly exceptional private outdoor sanctuary, epitomizing the luxurious Marbella lifestyle.

Upon entering, you are greeted by a generous interior living space spanning 105 m², thoughtfully designed to maximize comfort and natural light. The apartment boasts a bright and intuitive layout, ensuring a seamless flow between rooms. Two elegantly appointed bedrooms provide tranquil retreats, complemented by two modern bathrooms, offering convenience and privacy for residents and guests alike.

The east-facing orientation of the apartment ensures a cascade of soft morning sunlight, creating a warm and inviting ambiance to start your day. This optimal aspect ensures a comfortable temperature throughout the day, enhancing both energy efficiency and year-round comfort.

Stepping outside, the property truly distinguishes itself with an extraordinary 25 m² private terrace that transitions effortlessly into a magnificent 140 m² private landscaped garden. This verdant oasis, masterfully designed by exterior specialists, offers an idyllic setting for al fresco dining, serene relaxation, or entertaining guests in absolute privacy. A rare and highly sought-after feature, the garden provides direct, exclusive access to the communal areas, blurring the lines between your private domain and the splendid community facilities, creating an integrated indoor-outdoor lifestyle that is rarely found in apartment living.

Unrivalled Community Amenities and Secure Living

Residing in this exclusive development means enjoying a lifestyle of comfort, convenience, and absolute security. The community is renowned for its meticulously manicured gardens, providing lush green spaces for residents to stroll and unwind. At its heart lies a sparkling swimming pool, offering a refreshing escape during warm Mediterranean days amidst ample sunbathing areas.

Families will particularly appreciate the recently upgraded children's play areas, designed with safety and fun in mind, ensuring a vibrant environment for younger residents. For sports enthusiasts, a well-maintained paddle tennis court offers opportunities for friendly competition and staying active. The development further benefits from a dedicated concierge service and vigilant 24-hour security, providing ultimate peace of mind and an enhanced sense of exclusivity.

Premium Features and Practicality

This distinguished property boasts an array of premium features designed to enhance daily living. Essential climate control is provided by individual heating (hot/cold air pump) and integrated air conditioning, ensuring year-round comfort. Thoughtful storage solutions, including elegant built-in wardrobes in the bedrooms, complement the sophisticated aesthetic.

Adding to the convenience, the apartment includes a substantial 15 m² private storage room, perfect for sports equipment or seasonal items. Furthermore, a generously sized underground parking space, suitable for a large vehicle, provides secure and direct lift access, eliminating any parking concerns.

Property Specifications:

- Built Area: 135 m²
- Interior Living Space: 105 m²
- Private Terrace: 25 m²

- Expansive Private Garden: 140 m²
- Bedrooms: 2
- Bathrooms: 2
- Floor: Ground Floor (Exterior)
- Lift Access: Yes
- Climate Control: Individual heating (hot/cold air pump) & Air Conditioning
- Storage Room: 15 m²
- Parking: Underground, suitable for a large vehicle

Prime Location in the Heart of the Costa del Sol

Strategically positioned in Nueva Andalucía, Southern Spain, this exceptional apartment offers an enviable location, perfectly balancing tranquility with immediate access to the vibrant pulse of the Costa del Sol. Ideally situated between the glamorous Puerto Banús and the charming San Pedro de Alcántara, residents benefit from unparalleled convenience.

Enjoy the luxury of being within walking distance or a short, scenic drive to Marbella's finest beaches and exclusive beach clubs, perfect for basking in the Mediterranean sun or indulging in world-class dining. The immediate vicinity boasts an eclectic mix of upscale shops, gourmet restaurants, and prestigious international schools, ideal for discerning families.

Nueva Andalucía, famously known as "Golf Valley," places you at the epicentre of Europe's most renowned golf courses, offering endless opportunities for enthusiasts amidst stunning scenery. Furthermore, quick connections to the bustling Marbella town centre ensure high-end boutiques, cultural attractions, and a vibrant nightlife are always within effortless reach.

The complex is celebrated for its harmonious, family-friendly atmosphere, exemplary security, and its truly unbeatable location. This combination makes it an outstanding choice for those seeking a luxurious permanent residence or an astute investment opportunity in one of Spain's most sought-after coastal destinations.

Details

Reference	R5364988	Property Type	Apartment
Status	Sale	Price	550,000 €
Bedrooms	2	Bathrooms	2
Build size	105 m²	Plot Size	140 m²
Terrace	25 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Lift, Alarm system, 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