

NUEVA ANDALUCÍA

559,000 €

REFERENCE R5487622

Discover 'Casita Andaluza': A Quintessential Andalusian Retreat in Marbella's Prestigious Nueva Andalucía

4	2	118 m²	64 m²	17 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled in the heart of Nueva Andalucía, one of Marbella's most sought-after residential enclaves, 'Casita Andaluza' presents a rare opportunity to acquire a charming home that perfectly encapsulates the allure of Southern Spain. This delightful two-storey residence, offered by Luxury Realty, provides an idyllic escape, blending traditional Andalusian architecture with the convenience and vibrancy of contemporary Marbella living. Its privileged position allows residents to immerse themselves in the world-renowned lifestyle of the Costa del Sol, promising sun-drenched days, exquisite dining, and unparalleled leisure opportunities.

The location of this property is truly exceptional. Nueva Andalucía is celebrated for its verdant landscapes, offering a serene contrast to the lively coastal strip while maintaining immediate access to all essential amenities. Known affectionately as the 'Golf Valley', the area boasts an impressive collection of championship golf courses, including Las Brisas, Aloha, and Los Naranjos, all just moments away. Beyond golf, residents benefit from an array of designer boutiques, gourmet restaurants, international schools, and comprehensive public transport links, catering to every conceivable need. The glamour of Puerto Banús, with its luxurious marina, upscale shopping, and vibrant nightlife, is merely a few minutes' drive, as are the pristine Mediterranean beaches, inviting you to enjoy the azure waters and golden sands. This strategic position in Southern Spain ensures a lifestyle of utmost convenience, luxury, and leisure.

A Harmonious Blend of Traditional Charm and Modern Comfort

Set upon a generous 123 m² plot, 'Casita Andaluza' exudes a timeless appeal with its distinctive Andalusian-style architecture. The white-washed façade, terracotta roof tiles, and wrought-iron detailing evoke a sense of heritage and warmth, inviting you into a world where beauty meets comfort. This home is not just a dwelling; it's a piece of local artistry, thoughtfully designed to offer an authentic experience of Spanish living within a sophisticated residential setting. The meticulous upkeep and character of the property make it a standout choice for those seeking a home with soul in a prime location.

Exquisite Outdoor Living Spaces for Mediterranean Indulgence

One of the most captivating features of 'Casita Andaluza' is its array of private outdoor sanctuaries, each offering a unique space for relaxation and enjoyment. At the front of the property, a beautifully maintained garden of approximately 36 m² provides a welcoming introduction, perfect for morning coffees amidst fragrant blossoms or a tranquil afternoon read. The rear of the house unfolds into a secluded private patio of around 28 m², a versatile area ideal for al fresco dining under the stars or hosting intimate gatherings with friends and family. This sun-drenched courtyard offers privacy and a peaceful ambiance, creating a true extension of the indoor living space.

Further enhancing the outdoor appeal, the ground floor features a charming covered porch, offering a shaded retreat from the midday sun and a delightful spot for lounging. Ascending to the upper level, a private terrace provides elevated views and another wonderful opportunity for sunbathing or enjoying the gentle Mediterranean breezes. These diverse outdoor areas collectively present endless possibilities for personalization, whether you envision a lush botanical haven, a vibrant entertainment zone, or serene meditation spots. They are designed to maximize the enjoyment of Marbella's enviable climate, encouraging an outdoor-centric lifestyle.

Thoughtfully Designed Interiors for Everyday Living

Inside, the residence spans two levels, intelligently configured to ensure comfort and functionality. The layout skillfully separates the vibrant daily living areas from the serene sleeping quarters, providing an optimal balance for family life. The ground floor typically hosts the inviting living and dining room, a bright and airy space perfect for relaxation and entertaining. Adjacent to this, a well-appointed kitchen offers practicality and potential for culinary creativity. Complementing these spaces are convenient amenities that cater to modern demands.

The property accommodates four comfortable bedrooms, offering ample space for family members or guests. These private havens are complemented by a full bathroom and a separate shower room, ensuring convenience and privacy. Practicality is

further enhanced by a dedicated storage room, a valuable asset for keeping the home clutter-free. Modern comforts such as air conditioning ensure a pleasant indoor climate year-round, while fitted wardrobes in the bedrooms provide elegant and efficient storage solutions, blending seamlessly with the home's character. The dual-level design enhances the sense of space and provides distinct zones for various activities, fostering a harmonious living environment.

An Unrivaled Lifestyle and Astute Investment Opportunity

'Casita Andaluza' offers not just a home, but a lifestyle choice. Its prime location in Nueva Andalucía ensures you are perpetually connected to the very best Marbella has to offer, from world-class golf to designer shopping and gourmet dining, all within easy reach. This property embodies the essence of Mediterranean living, promising a blend of tranquility and vibrant activity.

Beyond its aesthetic appeal and prime location, the property presents an exceptionally attractive investment opportunity. One of its standout advantages is the remarkably low running costs, a significant benefit in the Marbella market. Modest community fees and an annual rubbish collection tax amounting to only €500 make this an economical choice, especially when compared to many other properties in the region. This financial efficiency, coupled with its enduring charm and sought-after address, positions 'Casita Andaluza' as an intelligent acquisition. Whether envisioned as a permanent family home, a luxurious second residence for holidays, or a lucrative rental investment in a highly connected and desirable area, this Andalusian gem holds immense potential for appreciation and long-term enjoyment. It represents a characterful property with excellent prospects, poised to deliver a rewarding Marbella experience.

Details

Reference	R5487622	Property Type	Terraced Townhouse
Status	Sale	Price	559,000 €
Bedrooms	4	Bathrooms	2
Build size	118 m²	Plot Size	64 m²
Terrace	17 m²	Parking places	by request

Features

Air conditioning, Private garden, Investment, Resale