

NUEVA ANDALUCÍA

425,000 €

REFERENCE R5491285

An Exquisite Top-Floor Residence in the Heart of Nueva Andalucía's Golf Valley

2	2	80 m²	19 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an extraordinary opportunity within Nueva Andalucía, a gem nestled in the vibrant heart of Southern Spain. This meticulously crafted top-floor apartment offers a harmonious blend of natural light, sophisticated design, and an undeniably prime location. From the moment you step inside, a warm and inviting atmosphere embraces you, promising a lifestyle of comfort and elegance. Situated within the popular and impeccably maintained Señorío de Gonzaga, this residence places you at the epicenter of Nueva Andalucía's prestigious Golf Valley, an area synonymous with luxury and leisure.

This exceptional apartment boasts 80 m² of thoughtfully designed internal living space, maximizing every corner for comfort and functionality. It features two generously sized bedrooms, providing peaceful retreats, complemented by two well-appointed bathrooms. The true jewel of this home is its expansive 19 m² private terrace. From this elevated vantage point, you are treated to serene views over the beautifully landscaped communal gardens and the lush surroundings – an idyllic backdrop for your morning coffee, delightful al fresco dinners with loved ones, or simply unwinding while soaking in the peaceful Mediterranean ambiance.

The Privilege of Top-Floor Living: Light, Privacy, and Potential

Perched on the top floor, this apartment offers distinct advantages that elevate the living experience. With no direct neighbours above, it ensures an enhanced sense of privacy and tranquility, creating a true sanctuary. Though located on the first floor without a lift, the ascent is rewarded by an abundance of natural light that streams in from two different orientations throughout the day, creating a bright and uplifting atmosphere in every room. This unique positioning contributes to a feeling of spaciousness and openness, making the home feel considerably larger.

The interior design currently features a semi-open layout for the living room and kitchen, fostering a natural and sociable environment ideal for entertaining and daily life. For those who envision a more expansive and contemporary aesthetic, there exists an exciting possibility to fully integrate the kitchen, transforming the area into a magnificent, airy open-plan space where the kitchen, dining, and living areas flow seamlessly together. This flexibility allows for a truly bespoke living arrangement. The main living areas connect gracefully with the terrace, effortlessly extending your social space outdoors and allowing you to fully embrace the magnificent Costa del Sol climate for a significant portion of the year.

Exceptional Features and Community Comforts

Equipped for ultimate comfort and convenience, the property benefits from central air conditioning installed throughout, ensuring a pleasant climate no matter the season. The bedrooms are fitted with electric blinds, offering effortless light control and privacy at your fingertips. Adding to the immediate appeal, the sale includes tasteful furniture, allowing for a seamless transition into your new home. Furthermore, a highly coveted private parking space is included, conveniently located directly outside the property, providing unparalleled ease in everyday life.

Señorío de Gonzaga is an exclusive gated community celebrated for its relaxed and welcoming atmosphere. The development is enveloped by meticulously maintained, lush tropical gardens, creating a verdant oasis for residents. Three expansive communal pool areas beckon, offering ample opportunities for swimming, sunbathing, and enjoying outdoor living throughout the year within a secure and aesthetically pleasing environment.

Unrivalled Location: Heart of Nueva Andalucía, Southern Spain

This distinguished location places you directly in the heart of Nueva Andalucía’s popular Golf Valley, a renowned area in Southern Spain. Several of the Costa del Sol's championship-standard golf courses, known for their exceptional design and breathtaking scenery, are just a short distance away, appealing to golf enthusiasts and offering stunning green vistas. Beyond golf, the vibrant and legendary marina of Puerto Banús, synonymous with luxury yachts, haute couture boutiques, and world-class dining, is only a few minutes' drive away. A wide array of restaurants, chic cafés, and diverse shopping opportunities are also easily accessible, catering to every whim and desire. The surrounding area further boasts prestigious international schools, making it an ideal choice for families. For moments of serene escape, the beautiful Lago de las Tortugas offers an idyllic natural park with picturesque walking trails, providing a tranquil haven amidst nature's embrace.

An Investment in the Quintessential Southern Spanish Lifestyle

This property represents an ideal home for those seeking to combine comfortable, low-maintenance living with an attractive location and the highly sought-after lifestyle of Nueva Andalucía. It is a harmonious blend of comfort, sophistication, and prime positioning, offering an appealing proposition for various discerning buyers. Whether you are looking for a permanent residence to immerse yourself in the Mediterranean way of life, a luxurious private holiday home for unforgettable getaways, or a shrewd investment opportunity with robust rental potential, this apartment delivers an unparalleled combination of location, potential, and quality of life.

Welcome home to Nueva Andalucía – where the allure of championship golf courses, sun-drenched beaches, exquisite restaurants, and a vibrant international lifestyle are all just moments from your doorstep in the magnificent South of Spain.

Details

Reference	R5491285	Property Type	Penthouse
Status	Sale	Price	425,000 €
Bedrooms	2	Bathrooms	2
Build size	80 m²	Plot Size	–
Terrace	19 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, 24H Security, Parking, Holiday Home, Resale