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



NUEVA ANDALUCÍA

495,000 €

REFERENCE R5513509

An Unrivalled Investment Opportunity in the Heart of Marbella's Prestigious Golf Valley, Nueva Andalucía

3	3	90 m²	5 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is delighted to present an exceptional opportunity to acquire a spacious 3-bedroom, 2-bathroom ground-floor apartment nestled within a highly sought-after development in Nueva Andalucía, Southern Spain. This property represents more than just a home; it is a gateway to the quintessential Marbella lifestyle and a remarkably astute investment in one of Europe's most desirable locations. Situated in the heart of the renowned Golf Valley, this residence offers an unparalleled blend of convenience, luxury potential, and strategic positioning for both personal enjoyment and lucrative returns.

Prime Location: The Epitome of Marbella Living

The allure of this property begins with its location. Nueva Andalucía, often referred to as Marbella's 'Garden of Andalucía,' is a vibrant, cosmopolitan hub celebrated for its verdant landscapes, world-class golf courses, and sophisticated atmosphere. This apartment is perfectly situated in a prime, highly desirable enclave, offering residents the best of both worlds: tranquil suburban charm with immediate access to bustling urban amenities. Imagine stepping out of your front door and being within easy walking distance to a plethora of vibrant local amenities, gourmet restaurants, chic cafés, and boutique shops that define the area's exclusive appeal. The famous Centro Plaza, a central meeting point for shopping and dining, is just a leisurely stroll away, providing unparalleled convenience for daily needs and leisurely pursuits.

Beyond immediate accessibility, the property's strategic location places it mere minutes from the world-famous Puerto Banús. This iconic marina is synonymous with luxury, offering high-end designer boutiques, exquisite fine dining, exclusive beach clubs, and a vibrant nightlife scene. Owners of this apartment will find themselves at the epicenter of Marbella's glamour, able to effortlessly transition from serene garden living to the pulsating energy of Banús whenever the mood strikes. Furthermore, its position within the Golf Valley means enthusiasts have immediate access to some of Spain's most prestigious golf courses, including Las Brisas, Aloha, and Los Naranjos, cementing its status as a golfer's paradise.

Exceptional Living: Ground-Floor Comfort with Private Outdoor Sanctuary

The apartment itself embodies comfort and potential. Its ground-floor positioning is a significant advantage, ensuring convenient, direct access from the community areas and offering a seamless connection to the outdoors. This direct accessibility is highly prized, providing ease for families, those seeking single-level living, or individuals looking for effortless transitions between indoor and outdoor spaces. The interior layout is generous, featuring three well-sized bedrooms that promise comfort and privacy, alongside two well-appointed bathrooms. This thoughtful configuration provides ample space for family living, guests, or even the creation of a dedicated home office or hobby room.

One of the property's most enchanting features is its private covered terrace. This secluded outdoor space extends directly from the living areas, offering an idyllic setting for al fresco dining, morning coffees, or simply unwinding with a book. The terrace provides a tranquil vantage point, overlooking the beautifully landscaped communal gardens and the sparkling swimming pool. This visual connection to nature and shared recreational spaces enhances the sense of peace and community, creating a truly harmonious living environment. The mature gardens and well-maintained pool area serve as a verdant oasis, offering residents a serene escape and a perfect spot to relax and socialize under the warm Andalusian sun.

A Canvas for Creation: Unlocking Significant Capital Value

While the property currently offers a comfortable living space, it presents itself as an exceptional canvas for transformation. It would undeniably benefit from some cosmetic refurbishment and modernisation. However, rather than a drawback, this requirement is a fantastic opening for discerning buyers and investors looking to add significant capital value and customize the interiors to their exact taste and specifications. Imagine reimagining the layout, perhaps creating an open-plan living area that maximizes natural light and views, or upgrading the kitchen and bathrooms with contemporary designs and high-end finishes. This is an opportunity to imprint your personal style and elevate the apartment to a new level of luxury, significantly enhancing its market appeal and future resale value.

The Investment Perspective: Lucrative Returns in a Resilient Market

Located within a secure, gated community, this apartment is uniquely positioned to become a highly lucrative investment. Nueva Andalucía consistently experiences high rental demand, driven by both long-term residents seeking quality living and short-term holidaymakers attracted to Marbella’s allure. The potential for substantial rental income, whether through holiday lets or longer-term tenancy agreements, makes this property an attractive proposition for investors seeking a strong return on investment in a stable and appreciating market. The opportunity to undertake a rewarding renovation project further enhances its investment profile, allowing buyers to create a bespoke luxury product that commands premium rental rates and capital appreciation.

Beyond its investment potential, this apartment also serves as an ideal permanent residence for those dreaming of a life under the Mediterranean sun, or a perfect holiday home for regular escapes to the Costa del Sol. Its blend of location, space, community amenities, and transformative potential makes it an outstanding choice in one of Marbella's most popular and enduringly desirable areas. Luxury Realty invites you to explore this exceptional offering and discover the boundless possibilities it presents for a sophisticated lifestyle and a wise financial future in Southern Spain.

Details

Reference	R5513509	Property Type	Apartment
Status	Sale	Price	495,000 €
Bedrooms	3	Bathrooms	3
Build size	90 m²	Plot Size	–
Terrace	5 m²	Parking places	by request

Features

Pool, Private garden, Parking, Investment, Resale

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