

NUEVA ANDALUCÍA

495,000 €

REFERENCE R5524660

Elevated Mediterranean Living: A Sophisticated 2-Bedroom Apartment in La Maestranza, Nueva Andalucía

2	2	119 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an exceptional opportunity to acquire a slice of refined luxury in one of Southern Spain's most coveted destinations. Nestled within the prestigious and highly sought-after residential development of La Maestranza, this stylish two-bedroom apartment represents the epitome of Mediterranean living. Perfectly positioned in the vibrant heart of Nueva Andalucía, this property offers an unparalleled lifestyle, combining modern comfort with immediate access to world-class amenities and breathtaking natural beauty.

A Prime Location in Southern Spain's Golden Triangle

Nueva Andalucía, often referred to as the 'Golf Valley', is renowned for its lush landscapes and an array of championship golf courses, including Los Naranjos Golf Club, Las Brisas Golf, and Aloha Golf Club, all just moments away. This prime location in the municipality of Marbella places you at the epicentre of luxury. Within mere minutes, you can immerse yourself in the glamorous atmosphere of Puerto Banús, famous for its opulent yachts, designer boutiques, exquisite dining establishments, and vibrant nightlife. Beyond the immediate vicinity, the apartment’s location in Southern Spain grants effortless access to a wealth of cultural experiences, picturesque coastal towns, and stunning Andalusian scenery, making it an ideal base for exploring the region. Everyday conveniences, from international schools and medical facilities to gourmet supermarkets and charming local eateries, are all within easy reach, ensuring a life of utmost comfort and convenience.

The allure of Nueva Andalucía lies not only in its proximity to Marbella’s most iconic attractions but also in its serene and exclusive ambiance. It offers a perfect balance between the energy of urban life and the tranquility of a residential haven, making it a highly desirable address for discerning residents and international visitors alike. The year-round mild climate and abundant sunshine further enhance the appeal of this magnificent location, inviting you to embrace an outdoor-centric lifestyle.

Sophisticated Interiors and Thoughtful Renovation

Step inside this attractive apartment and discover a space where comfort meets contemporary elegance. Boasting a generous built area of 139 m², including common elements, the layout is both practical and inviting. The residence features two spacious bedrooms, each designed as a tranquil sanctuary, offering ample room for relaxation. Complementing these are two modern bathrooms, meticulously appointed with high-quality fixtures, alongside a separate guest toilet, providing convenience and privacy for residents and visitors.

The heart of this home is undoubtedly its open-plan kitchen, which has been seamlessly integrated with the bright and expansive living and dining area. This intelligent design fosters a sense of spaciousness and encourages effortless interaction, making it an ideal setting for both intimate family moments and entertaining guests. The kitchen itself is a testament to modern design, likely featuring sleek cabinetry and high-end appliances that cater to every culinary need. Benefitting from a thoughtful partial renovation completed in 2023, the property harmoniously blends contemporary updates with a warm and welcoming atmosphere, ensuring a move-in ready experience.

Exquisite Outdoor Living and Community Amenities

Embracing the quintessential Mediterranean lifestyle, the apartment provides exceptional private outdoor spaces. A charming private terrace and an additional balcony offer an idyllic setting to bask in the glorious Andalusian sunshine, enjoy al fresco dining, or simply unwind with a refreshing drink while taking in the pleasant surroundings. These versatile outdoor retreats allow you to savour the mild climate and gentle breezes throughout the seasons, extending your living space outdoors.

Situated within the esteemed La Maestranza development, residents benefit from the charm and convenience of a well-established gated community. Security and privacy are paramount here, creating a peaceful environment for all. The communal areas are impeccably maintained, featuring lush, manicured gardens that provide a verdant backdrop to daily life. The apartment’s advantageous position close to one of the development's communal swimming pools offers easy access to refreshing waters, providing a resort-like experience right on your doorstep. These inviting pools serve as perfect spots for leisure and recreation, enhancing the overall quality of life within La Maestranza.

An Astute Investment Opportunity

Beyond its allure as a luxurious permanent residence or a delightful holiday home, this apartment presents a compelling investment opportunity. A significant advantage is the existing holiday rental licence, a highly sought-after asset in the current market. This licence offers excellent potential for buyers looking to generate substantial rental income, leveraging Nueva Andalucía's perennial popularity as a prime tourist destination. The flexibility of personal use combined with profitable short-term rental capabilities, subject to applicable regulations, makes this property a strategic acquisition for discerning investors.

To further enhance convenience and security, the property also includes a private underground parking space, a valuable commodity in such a desirable location. This thoughtful inclusion ensures your vehicle is always safe and accessible, adding to the overall ease of living.

Key Features of this Exceptional Property

This remarkable residence encompasses a total of two generously sized bedrooms, perfectly complemented by two modern bathrooms and an additional separate guest toilet, ensuring comfort and privacy for all. With a spacious built area of 139 square meters, including common elements, the apartment offers ample living space designed for contemporary comfort. The inviting open-plan kitchen seamlessly integrates with the living and dining area, creating a fluid and sociable environment ideal for both daily life and entertaining. The property benefits from a stylish partial renovation completed in 2023, introducing modern touches and enhancing its overall appeal. Private outdoor enjoyment is guaranteed with both a charming terrace and a secluded balcony, perfect for soaking up the Mediterranean climate. A valuable asset is the existing holiday rental licence, offering excellent income potential and investment flexibility. Residents enjoy the security and exclusivity of a gated residential community, complete with beautifully maintained communal swimming pools for relaxation and recreation. Practicality is assured with a private underground parking space, providing convenience and peace of mind. Its prime location in Nueva Andalucía places it at the heart of Marbella's most desirable area, with unparalleled proximity to world-class golf courses, the vibrant Puerto Banús, and a comprehensive array of everyday amenities.

Whether you are seeking a permanent residence that offers luxury and convenience, a sophisticated holiday home for unforgettable escapes, or a strategic investment property with strong rental returns in one of Marbella's most desirable residential areas, this apartment offers an unbeatable combination of location, comfort, and an enviable lifestyle. Discover the pinnacle of Mediterranean living at La Maestranza.

Details

Reference	R5524660	Property Type	Apartment
Status	Sale	Price	495,000 €
Bedrooms	2	Bathrooms	2
Build size	119 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Mountain views, Private garden, 24H Security, Parking, Resale