

NUEVA ANDALUCÍA

779 000 €

■■■■■■■■ R5394646

■■■■■■■■■■■■ ■ Nueva Andalucía

3

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164 m²

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Welcome to Miragolf III, a charming and private duplex apartment located in the heart of Nueva Andalucía's prestigious Golf Valley, surrounded by some of Marbella's most renowned golf courses including Los Naranjos and Las Brisas. This spacious home offers 3 bedrooms, 2 bathrooms and 1 guest toilet, perfectly distributed for comfortable year round living or as an elegant second home in Marbella. The property combines generous interior spaces with a warm and relaxed Mediterranean atmosphere, all within a quiet gated community known for its lush gardens and peaceful surroundings. One of the standout features of the property is its large existing terrace, ideal for outdoor dining, entertaining and enjoying Marbella's climate all year round. In addition, the property already has approval from the town hall to build a spectacular rooftop solarium of approximately 120 sqm, offering panoramic views towards La Concha mountain and overlooking hole number 3 of Los Naranjos Golf Course. The bright living and dining area connects seamlessly to the outdoor spaces, creating a natural flow between indoor and outdoor living. Large windows invite natural light throughout the day while offering beautiful views over the tropical gardens and pool area. The community itself is one of Miragolf's strongest features. With expansive green areas, mature landscaping and multiple swimming pools, the urbanisation offers a calm and exclusive lifestyle only minutes away from Puerto Banús, restaurants, international schools, beaches and all daily amenities. Miragolf III is known for its peaceful residential atmosphere, and the community has chosen to continue preserving the area as a quiet oasis within Las Brisas and Nueva Andalucía. The property has a valid VFT rental license (tourist license) since 2022. The tourist license is tied to the apartment. It transfers automatically to the new buyer upon completion of the sale Located in a secure gated complex with private parking, this is a property perfectly suited for buyers looking for a cosy and ■easy ■living ■home ■in one ■of ■Marbella's ■most ■desirable ■residential areas. A ■wonderful ■opportunity to ■enjoy ■the Marbella ■lifestyle ■in ■a ■highly sought after ■location ■within ■Nueva ■Andalucía's ■Golf ■Valley.

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