



Spacious, luxury apartment, situated in an exclusive gated community on the golf course for sale in Nueva Andalucia, Marbella
Marbella Area

🏠 Apartment 📏 - 🏠 Built 195 m² 🌳 Terrace 76 m² 🛏 3 🚿 3 # Ref. 157488

💰 1.200.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

Frontline golf: luxurious apartment for sale in Nueva Andalucia - Marbella

RESERVED

PROPERTY HIGHLIGHTS

- A very stylish and highly desirable, gated development
- Luxury complex with 3 swimming pools, one of which is heated.
- Well maintained, generous corner apartment.
- Pleasant garden views in the front and golf views in the back.
- Ready to move in.
- Reduced in price for a faster sale.

THE LOCATION AND THE COMPLEX:

The complex is nestled between 2 golf courses.

Within buggy or walking distance of the two clubhouses.

Located in the heart of Nueva Andalucia's Golf Valley, at only a few minutes' drive from all amenities and numerous restaurants.

Puerto Banus and the beaches are about a 5 minutes' drive away.

The complex is gated and offers permanent security and concierge services, camera surveillance and an infrared detection system.

The complex has **3 swimming pools, one of which is heated.**

There is a gym on the premises.

The complex is **renowned for its manicured and lush subtropical gardens with numerous water features.**

There are only 5 or 6 apartments in each building.

Underground parking space and outdoor parking spaces within the complex.

Property management services.

THE APARTMENT:

Corner unit, located on the 1st floor

Open plan living and dining room

3 bedrooms, 3 en-suite bathrooms

Guest toilet

Laundry room

Utility room

South to southwest orientation

Distribution:

Ample entrance hall.

Towards the left we find the **spacious and open plan living and dining room with fireplace.**

Large sliding glass doors leading to a **very spacious partly covered terrace with views over the garden.**

On the right of the entrance hall, we find a **modern Italian kitchen with huge island**, plenty of storage and a separate utility room with an extra fridge and wine cooler.

Terrace off the kitchen with a BBQ area, overlooking the golf course and the famous La Concha mountain.

Straight off the main entrance hall there is the hall leading to the **guest toilet and the laundry/storage room** and the **3 en-suite bedrooms.**

The primary bedroom has direct access to the main terrace and the other 2 bedrooms are facing the golf course and the La Concha mountain.

All bedrooms feature ample built in wardrobes.

All bathrooms feature a bathtub, the main bathroom features a jacuzzi bathtub with a separate shower as well.

2 underground parking spaces

1 large storage room

Other features:

High quality materials and finishings throughout

Quality beige marble flooring

Air conditioning for cooling and heating

Underfloor heating in the bathrooms

The apartment comes partly furnished – furniture from Pedro Peña



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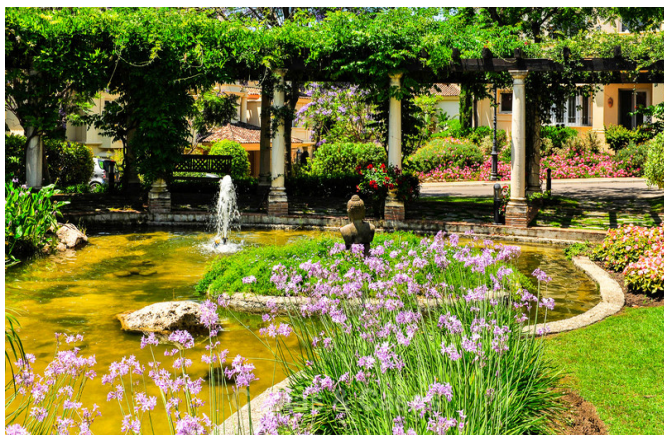


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