



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

🏠 Apartment - 🏠 Built 195 m<sup>2</sup> 🏠 Terrace 76 m<sup>2</sup> 🚪 3 🚪 3 # Ref. 157488

🏠 1.200.000 €

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## 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 1<sup>st</sup> 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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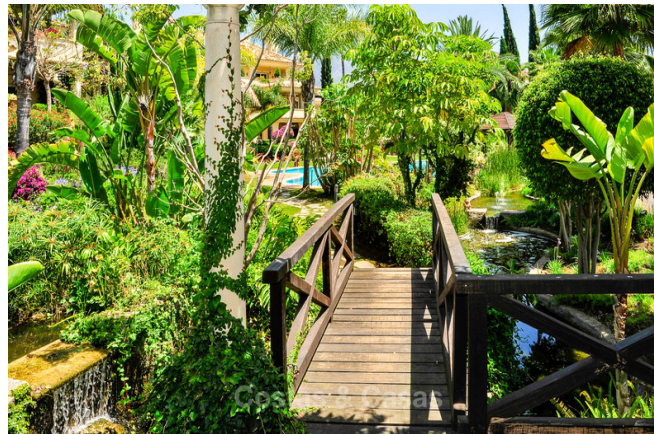
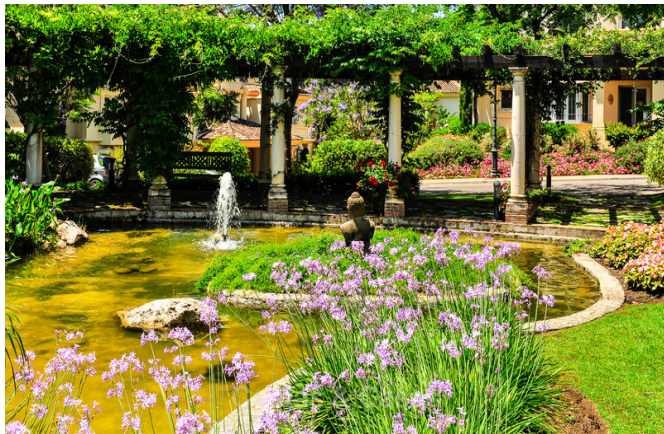
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