



## Grov etasje leilighet til salgs i Nueva Andalucía, Marbella

816 000 €

Referanse: R5325424 Soverom: 3 Bad: 2 Bebygget areal: 117m<sup>2</sup> Terrasse: 18m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Elegant apartment for sale in the prestigious La Maestranza urbanisation, located in the heart of Nueva Andalucía, Marbella, one of the most sought-after areas on the Costa del Sol thanks to its prime location, peaceful surroundings and close proximity to Puerto Banús.

This bright property offers 117 m<sup>2</sup> of built area and perfectly combines traditional Andalusian charm with modern Mediterranean living. The apartment features 3 spacious bedrooms and 2 bathrooms, with a well-designed layout that allows natural light to flow throughout the home. The living room opens seamlessly onto a pleasant private terrace, creating the perfect space to relax, enjoy outdoor breakfasts or unwind while overlooking the beautifully maintained communal gardens and the iconic La Concha mountain.

One of the standout features of this property is the underfloor heating installed throughout the entire apartment, with individual controls in each room, ensuring optimal comfort during the cooler months. In addition, the apartment is equipped with a private water softener system, providing high-quality water and helping to protect household appliances.

The property also includes a private parking space in the secure underground garage, a valuable benefit in this highly desirable area of Marbella. Furthermore, the apartment holds a First Occupancy License (LPO), guaranteeing its full legal status and allowing the new owner to easily apply for a tourist rental license (VFT), making it an excellent opportunity both as a residence and as an investment.

La Maestranza is a gated community known for its charming architecture inspired by traditional Andalusian white villages and its beautifully landscaped Mediterranean gardens. Residents benefit from 24-hour security and concierge service, as well as excellent communal facilities including two large swimming pools, one of which is heated all year round, and a children's pool, making it ideal for families and those seeking a relaxed lifestyle.

The location is exceptional. The Mercadona supermarket is just a 2-minute walk away, along with a variety of restaurants, cafés, boutiques and everyday services. The property is surrounded by some of the most prestigious golf courses in Marbella, including Las Brisas, Los Naranjos and Aloha. In addition, Puerto Banús, with its luxury marina, designer boutiques and beaches, is only a pleasant 10–15 minute walk away.

A fantastic opportunity to enjoy the Mediterranean lifestyle in one of Marbella's most desirable areas.

**Egenskaper:****Funksjoner**

Dekket terrasse

Løfte

Privat terrasse

Monterte garderober

**Utsikt**

Sjø

Hage

Basseng

Golf

Strand

Havn

**Basseng**

Kommunal

**Hage**

Kommunal

**Kategori**

Investering

Luksus

**Orientering**

Øst

**Innstilling**

Kommersielt område

I nærheten av golf

I nærheten av havnen

Urbanisering

Nær sjøen

Nær marina

**Møbler**

Fullt møblert

**Sikkerhet**

Inngjerdet kompleks

**Klimakontroll**

U/f oppvarming

**Betingelse**

Glimrende

**Kjøkken**

Fullt montert

**Verktøy**

Elektrisitet

Drikkbart vann

Telefon