+34 610 31 79 42 info@estepona-invest.es

[redacted] Nueva Andalucía [redacted]: R5336902

[redacted]: 3 [redacted]: 2 M²: 117 [redacted]: 830 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted]

[redacted]:The Property This apartment offers a perfect blend of traditional Andalusian charm and modern Mediterranean living. Designed for both comfort and aesthetics, the space is defined by its natural light and open feel. Underfloor Heating: A premium feature of this home is the underfloor heating throughout, with individual controls for each room. This ensures a perfect climate in every space, tailored to your personal comfort during the cooler months. The Terrace: The heart of the home is the spacious terrace. It's a private retreat overlooking the community's meticulously manicured gardens with the silhouette of the La Concha mountain in the background—perfect for alfresco dining or quiet mornings. Light and Space: The living area flows naturally onto the terrace, ensuring the interior is bathed in natural light throughout the day. Water Softening System: For added comfort and longevity of appliances, the apartment is equipped with a private decalcificator (water softener), ensuring high-quality water throughout the home. Private Parking: Included is a dedicated private parking space in the community's secure, closed underground garage. This is a major convenience in this area, keeping your vehicle safe, secure, and cool during the summer months. Legal Peace of Mind (LPO): The property holds the LPO (License of First Occupation). This is essential for full legal compliance and allows for the immediate processing of a tourist rental license (RTA) if you wish to use the property for holiday rentals. The Community: La Maestranza Living here feels like being in a charming Spanish "pueblo" but with premium modern amenities. The development is famous for its award-winning Mediterranean gardens and high level of maintenance. Security: 24/7 gated security and on-site concierge for total peace of mind. Swimming Pools: The community offers excellent facilities, including two large swimming pools—one of which is heated for year-round use. Additionally, there is a small children's pool right beside them, making it an ideal environment for families. Location: Everything within Walking Distance The location is one of the most functional in Marbella. You truly have everything at your doorstep: Amenities: Just a 2-minute walk to the supermarket (Mercadona), as well as popular organic cafes, restaurants, and shops. Golf Valley: Surrounded by world-class courses like Las Brisas, Los Naranjos, and Aloha. Puerto Banús: A leisurely 10–15 minute stroll takes you directly to the port, the luxury boutiques, and the beach. Investment Potential Because of the LPO and the prime location, this apartment is ready for immediate holiday rental use and offers exceptional yields. It works equally well as a permanent residence, a luxury vacation home, or a high-performing investment property. Ground Floor Apartment, Nueva Andalucía, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 117 m², Terrace 15 m². Setting : Commercial Area, Close To Golf, Close To Shops, Close To Schools, Urbanisation. Orientation : South. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C, U/F Heating. Views : Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, WiFi, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, 24 Hour Reception, Courtesy Bus, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security. Parking : Underground, Garage, Covered, Private. Category : Resale.

[redacted]:

None, [redacted], None, 24H Security, [redacted], Resale