



## Exclusive apartments and luxury semi-detached villas, Nueva Andalucia

Marbella

€ 650.000

 Estate type:	<b>Apartment</b>	 Area:	<b>54.6 m2</b>
 Terrace:	<b>15 m2</b>	 Number of bathrooms:	<b>2</b>
 Number of bedrooms:	<b>2</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>Yes</b>
 Close to golf courses:	<b>Yes</b>	 Wi-Fi:	<b>Yes</b>

This new residential development redefines luxury living in the heart of Nueva Andalucia. Situated in the privileged area known as 'Golf Valley', home to some of the most prestigious golf courses in Europe, it is the perfect choice for golf enthusiasts, as well as being very attractive for investment and rental purposes. It is not only an ideal choice for golf enthusiasts, but also a very attractive location for investment or rental.

This luxury development introduces the innovative concept of 'flexible living', combining the comfort of private estate accommodation with the superior services of a 5-star resort in an unbeatable location. The idea behind this innovative concept is to allow owners to use the property all year round and generate rental income during the time it is not in use. This relatively new idea is gaining popularity, offering a unique investment opportunity in one of the most sought after regions of the Costa del Sol. It is ideal for those who want to use their property during the holiday season and maximise rental income at the same time, without the need for onerous property management. Thanks to professional management, the estimated annual rate of return can be in the region of 8%.

This residential complex has been designed with the comfort and convenience of the residents in mind. All units will feature spacious functional interiors and private terraces, and high quality finishing materials will be used in their construction.

The development offers a total of 43 units, including individual villas with up to 6 bedrooms, private gardens and swimming pools, home cinema and 1 to 4 bedroom apartments.

The properties come with the following premium services:

- 24-hour concierge and security,
- gourmet restaurants,
- coworking area,
- spa.
- gymnasium,
- children's area with summer cinema,
- multiple swimming pools.

This is a unique opportunity for investors looking for a combination of comfort, profitability and luxury. This project not only offers high quality living in an exclusive environment, but also presents an opportunity in a stable and in-demand property market.

\*\* Apartments from 650.000 €

Surface area: from 36 to 231.08 m2.

\*\* Townhouses from 1.200.000 € up

Surface area: from 298.21 to 637.83 m2.

Do not hesitate to contact us for more information about this project!



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