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■■■■■■■■■■ ■ Nueva Andalucía

■■■■■■■■■■: R3384442

■■■■■■■■: 2

■■■■■■■: 2

M²: 150

■■■■: 510 000 €

■■■■■: ■■■■■■■■

■■■■■■■: ■■■■■■■■

■■■ ■■■■■■■■■■■■■■: ■■■■■■■■■■

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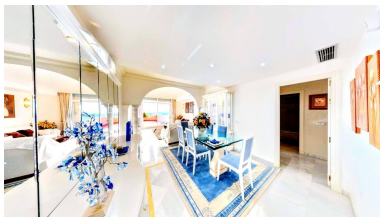
■■■■■■■■■ 2024



■■■■■■■■:Fantastic apartment fully furnished, in one of the most prestigious and emblematic urbanizations in the Golf Valley of Nueva Andalucia. DESCRIPTION OF THE APARTMENT Incredible flat with an area of 150 m2, including terrace, (199 m2 built), is located on the first floor of the building Goya of the residential complex MAGNA MARBELLA. The apartment consists of hall, fully equipped kitchen, living room, two large bedrooms with fitted wardrobes, the main one with dressing room, built-in security safe and bathroom with Jacuzzi, another bathroom and partly covered 30 sqm terrace, with direct access through sliding doors from the living room. It has air conditioning cool- heat and underfloor heating, with independent temperature control of each part, marble floors, double glazing, awnings and blinds with remote control, LED lighting, color video entry phone connected with the entrance of the urbanization, alarm system with motion sensors. It also includes a large garage and storage room, both next to the elevator, with exterior and interior access for reduced mobility people. Orientation East-South-West with stunning views of the Mediterranean Sea, Gibraltar, the coast of Africa, the mountains and the sunset. The Community offers 3 large swimming pools, 2 in cascade, in addition, a children's pool, 15.000 m2 of gardens with play and sports areas. The urbanization is completely fenced with detection sensors, it has 24 hour security with access control, cameras with recording and video surveillance. It also includes as an option a participation in the Magna Marbella golf course. In the Urbanization there are establishments and commercial premises, including the "Magna Marbella Clinic" clinic, of high standing, in addition to the prestigious Magna Café restaurant in the clubhouse of the Magna Marbella golf course attached to the Urbanization, with various sports facilities. DESCRIPTION OF THE LOCATION The residential area of Nueva Andalucia, called "Golf Valley", is located at the top of the Marina of Puerto Banus, it is a very attractive and prestigious area to live all year or vacation in a valley protected by nature, surrounded by hills and mountains. The private urbanization Magna Marbella, located in the highest noble area of Nueva Andalucia, 2 minutes from PUERTO BANÚS, is surrounded by golf courses, tropical gardens, fountains, swimming pools and 24 hour security control. The international English school "Aloha College" and shopping centers (Plaza Center, El Corte Inglés Costa Marbella) with a wide variety of cafés, restaurants and high-end stores in Puerto Banus, are in the immediate vicinity.

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None, ■■■■■■■■, ■■■■■■■■■■■■■■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■ ■■■■■, ■■■■■■■■ ■■■■, None, ■■■■■■■■ ■■■■■■■■■■■, ■■■■■■■■■■■■■■■■ ■■■■■■■■, ■■■■■■■■■■■■ ■■■■■■, ■■■■■