ALL IN real estates

Ground Floor Apartment in Nueva Andalucía

Bedrooms	**2**	Bathrooms	**2**	Built	**184m2**	Terrace	**25m2**

R5333038	**Ground Floor Apartment**	**Nueva Andalucía**	**1.200.000€**

Living in the heart of Nueva Andalucía is a statement of intent, but doing so in this property elevates you to a new pinnacle of refinement. Designed for those who refuse to compromise on quality of life, this residence is an ode to detail: from the deep, restorative sleep that only a handcrafted Hästens bed provides to the cinematic immersion of your Bang & Olufsen sound system. Wake up surrounded by impeccable botanical gardens, enjoy a match on the private paddle courts, or unwind in the heated pool—all under the absolute peace of mind provided by elite 24-hour security. Here, luxury isn't just seen; it's felt in the warmth of the underfloor heating and the smart home automation that anticipates your every desire. The property also includes 2 private parking spaces and a storage unit."Luxury apartment with 24h security in Nueva Andalucía" "Gated community with heated pool and paddle tennis in Nueva Andalucía" "High-end property with Hästens and Bang & Olufsen in Marbella" Legal Information: The price does not include closing costs and taxes: VAT (10%) and Stamp Duty (1.2%) for new builds, or Property Transfer Tax (7%) for resale properties (consult reduced rates of 6% or 3.5% ?depending ?on ?the ?buyer's ?profile). Notary, Land ?Registry, ?and administrative fees are not ?included. Real ?estate brokerage ?fees ?are included in the ?price ?and ?are ?covered ?by ?the ?seller

Paddle Tennis Storage Room

Paddle Tennis

Private Terrace