



# LUXURY PROJECT OF APARTMENTS AND VILLAS IN NUEVA ANDALUCIA

725,000 - 1,350,000 €

Reference: 1039AMA Bedrooms: 2 - 4 Bathrooms: 2 - 3 Build Size: 231m<sup>2</sup> - 364m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover Luxury in Nueva Andalucia: Exclusive Apartments and Villas for Sale in 5 Stars Resort Living Experience We are delighted to present this luxurious project of apartments and villas for sale in Nueva Andalucia, Marbella. This innovative residential complex offers a 5-star living experience, combining the comfort of a private property with the amenities of a luxury resort. Key Features of the Project of Apartments and Villas in Nueva Andalucia

- Available Units: 43 properties with 1-6 bedrooms.
- Luxury Amenities: High-value shared areas, including landscaped gardens, kids' club, indoor and outdoor pools, gym, spa, coworking spaces, restaurant, and outdoor cinema.
- Exclusive Services: 24-hour reception and security, room service, concierge, valet parking, daily cleaning, laundry, car rental, and more.
- Interior Design: Fully furnished apartments and villas with functional layouts, high-quality materials, and abundant natural light.

Features of the Villas Single villas (256–265 m<sup>2</sup>) or twin villas (512–530 m<sup>2</sup>)

- Size: Units ranging from 256 to 530 m<sup>2</sup>.
- Flexible Layouts: Choose between 2, 3, 4, or 6 bedrooms (double villas).
- Four Levels: Ample space distributed over four floors.
- Amenities: Private pools, jacuzzi, gym, spa, and restaurant.

Features of the Apartments

- Size: Units ranging from 45 to 240 m<sup>2</sup>.
- Flexible Layouts: Options with 1, 2, or 3 bedrooms.
- Levels: Choose between single-level or duplex apartments.
- Amenities: Access to all complex facilities, including coworking spaces, spa, gym, and restaurant.

Why Invest in Nueva Andalucia, Marbella Nueva Andalucía is one of the most exclusive and sought-after areas on the Costa del Sol, renowned for its proximity to Puerto Banus, world-class golf courses, and vibrant nightlife. Investing in this area offers:

- Growth Potential: The luxury real estate market on the Costa del Sol grew by 20% in 2024, with investments exceeding €3.2 billion in the 'Golden Triangle' of Marbella, Estepona, and Benahavís.
- High Profitability: The combination of rising international demand and a limited supply of exclusive properties ensures high returns for investors.
- Long-Term Value: Marbella's reputation as a luxury destination guarantees sustained and appreciating property values over time.

A Unique Investment Opportunity The project offers a flexible and attractive residential and investment plan tailored to your needs. You can reside in your unit for part of the year and achieve maximum returns during the remaining months, with none of the hassles of managing a rental property. How It Works:

- Profitability: Achieve returns significantly above industry standards by optimizing revenues and minimizing costs through economies of scale and meticulously planned product strategy.
- High Occupancy Rates: Maximize resort occupancy through multiple platforms, channel managers, and strategic partnerships.
- Maintenance: Keep your property in optimal condition through continuous reinvestment, ensuring the highest possible resale value.
- Hassle-Free Rentals: Rent out your property without the restrictions often associated with tourist apartments.
- Projected ROI: 8% annually\*, with 3.5% guaranteed\*. (\*Supported by an economic model designed by Ernst & Young.)

With prices starting at €725,000 for 2-bedroom apartments and €1,100,000 for 4-bedroom villas, this is an unmissable opportunity to invest in one of the most exclusive destinations on the Costa del Sol. Start Your Journey to a New Lifestyle in Nueva Andalucía Discover more about this luxurious project and begin your journey towards a new way of living in Nueva Andalucia, Marbella. Contact us today to learn more!



## Features:

Energy Rating

In Progress

CO2 Emission Rating

In Progress