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# 2 Bedrooms Top Floor Apartment in Nueva Andalucía

Nueva Andalucía

**R5491285 – 425.000 €**

2 | 2 | 80 m² | 19 m²

Bright Top Floor Apartment in the Heart of Nueva Andalucía!

Welcome to a home where natural light, space and a highly sought-after location come together to create a warm and inviting atmosphere from the very first moment. Situated on the top floor of the popular and well-maintained Señorío de Gonzaga, this property enjoys a prime location in the heart of Nueva Andalucía's prestigious Golf Valley.

The apartment offers 80 m² of thoughtfully designed living space, featuring two spacious bedrooms, two bathrooms and a generous 19 m² terrace. From the terrace, you can enjoy views over the beautifully maintained community and its lush surroundings – the perfect setting for your morning coffee, long dinners

with friends and family, or simply relaxing and enjoying the peaceful atmosphere.

Being located on the top floor, on the first floor with no lift, and with no neighbours above, the apartment offers an added sense of privacy and spaciousness. Natural light enters from two different orientations, creating a bright and welcoming home throughout the day.

The living room and kitchen currently feature a semi-open layout, creating a natural and sociable atmosphere. For those who prefer a more open concept, there is also the possibility of fully opening up the kitchen to create a large, airy living space where the kitchen, dining area and living room flow seamlessly together. The main living areas connect beautifully with the terrace, making it easy to extend your living space outdoors and enjoy the wonderful Costa del Sol climate for much of the year.

The property is equipped with central air conditioning throughout, as well as electric blinds in the bedrooms. The sale also includes the furniture and a private parking space located directly outside the property, providing added convenience in everyday life.

Señorío de Gonzaga is a gated community with a relaxed and welcoming atmosphere. The development is surrounded by beautifully maintained, lush gardens and offers three large communal pool areas, providing plenty of opportunities to enjoy outdoor living throughout the year.

The location places you right in the heart of Nueva Andalucía's popular Golf Valley, with several of the Costa del Sol's renowned golf courses just a short distance away. At the same time, Puerto Banús, restaurants, cafés, shopping and a wide range of amenities are only a few minutes away by car. The surrounding area also offers an international school and the beautiful Lago de las Tortugas, an idyllic spot for walks and moments of relaxation surrounded by nature.

This is a home for those looking to combine comfortable, low-maintenance living with an attractive location and the sought-after lifestyle of Nueva Andalucía. Whether you are looking for a permanent residence, a private holiday home or an investment opportunity with rental potential, this apartment offers ?an ?appealing ?combination ?of ?location, potential ?and quality of life.

Welcome ?home ?to ?Nueva ?Andalucía ?– ?where golf, ?beaches, restaurants and an international ?lifestyle ?are ?all ?just ?around ?the ?corner.

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