



GROUND FLOOR APARTMENT 3 BEDROOMS 3 BATHROOMS IN NUEVA ANDALUCÍA

📍 Nueva Andalucía

REF# R5503054 1.150.000 €

BEDS

3

BATHS

3

BUILT

137 m²

TERRACE

45 m²

This stunning, spacious corner garden apartment has been thoughtfully redesigned and renovated to embrace the full al fresco lifestyle of living in Spain. Occupying a prime corner position within Cumbres del Rodeo, the property enjoys excellent privacy, a south-west orientation, and uninterrupted views across the Mediterranean, Gibraltar, North Africa and the surrounding mountains.

The focus of the home is the front of the apartment, where a lengthy terrace and beautifully established gardens are zoned and connected to create a seamless indoor-outdoor living experience. Elevated above pavement level, the property enjoys an open outlook with no overlooking buildings, allowing the views to take centre stage.

Surrounded by glass curtains that can be fully opened to the garden and terrace, the modern indoor-outdoor kitchen with island takes centre stage. Adjacent to the kitchen are two additional lifestyle spaces, currently arranged for indoor and outdoor dining, along with a small gym area next to the garden and jacuzzi. These

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flexible areas can easily adapt to individual requirements, whether for entertaining, working, relaxing, exercise or family living.

A large terrace, surrounded by mature planting, accommodates an outdoor living room with ample seating, while a thatched Bali-style gazebo houses the jacuzzi. Beyond this lies an additional private garden area with side access and an outdoor shower, creating a series of outdoor spaces that can be enjoyed throughout the day and into the evening.

Decorated throughout with tastefully chosen, nature-inspired materials, the double-width living room is highly flexible and arranged into a number of distinct yet connected zones. These include a comfortable sitting room, a TV wall perfect for movie nights, a central feature fireplace, a substantial dining area with banquette seating, and a separate, dedicated work-from-home space that can easily adapt to other lifestyle requirements.

The apartment offers three generously sized double bedrooms, all with en-suite bathrooms and built-in storage. Two bathrooms feature baths, while all three include walk-in showers and double sinks. The principal suite benefits from a walk-in wardrobe area, while the second bedroom overlooks the attractive fountain courtyard. Positioned towards the rear of the apartment, the bedrooms are naturally separated from the main entertaining areas, providing privacy and tranquillity.

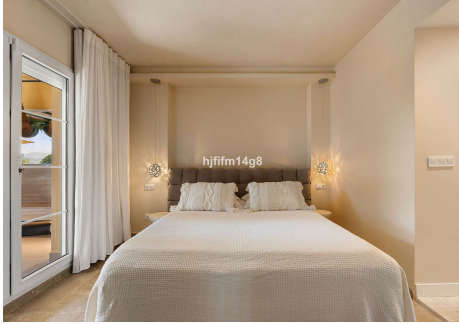
Every aspect of this apartment has been carefully considered, with the layout reconfigured to maximise both space and flexibility. Multiple living areas, adaptable spaces, connected indoor-outdoor zones and additional internal storage rooms create a home that can easily evolve around different lifestyles and stages of life. It is unlike any other property within Cumbres and offers a distinctive living experience rarely found in apartment living.

Situated in one of the most desirable positions within the community, the apartment is just a short, level walk from the communal swimming pool and gardens. The property also benefits from two large underground parking spaces in convenient locations close to the main entrance.

Cumbres del Rodeo is a gated community situated in a highly convenient location. It is within walking distance of the luxury harbour of Puerto Banús and surrounding beaches, and just a short drive to the more traditional towns of Marbella and San Pedro. With the Golf Valley close at hand, as well as well-established international schools and a range of other sporting facilities, Cumbres del Rodeo is a fantastic choice. Not only as a permanent residence but also a holiday home. In addition, it offers fantastic rental potential for both long- and short-term rentals.

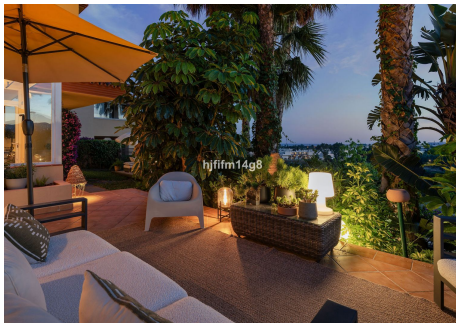
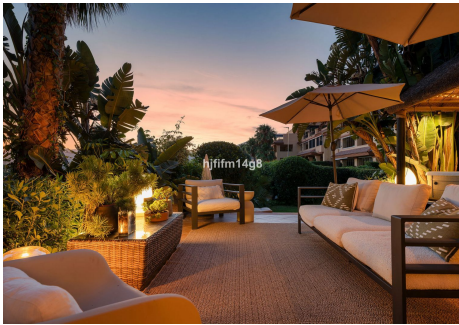
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