



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

420,000 €

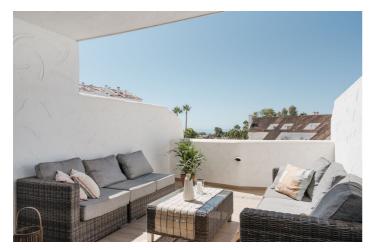
Reference: R5140723

Bedrooms: 1

Bathrooms: 1

Build Size: 107m<sup>2</sup> Terrace: 28m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Investment opportunity with sea views in prime location of Nueva Andalucia. This apartment offers excellent investment potential and can easily be converted into a two-bedroom apartment. With its perfect south-facing orientation and stunning sea views, it is designed to make the most of Marbella's sunny lifestyle. Situated in an unbeatable A-location in the lower part of Nueva Andalucía, the property is just a short walk from Puerto Banús, as well as a wide selection of restaurants, cafés, and supermarkets. Thanks to its sought-after location and features, this apartment is also an ideal rental investment. It comes with an LPO, and the community fully approves short-term rentals – making it a ready-to-go opportunity for generating income from day one. Easy viewings I have keys!





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir ConditioningNear TransportSouth WestCentral Heating

Private Terrace Marble Flooring Fiber Optic

ViewsSettingConditionSeaClose To GolfGood

Sea Close To Golf
Garden Close To Port
Pool Urbanisation
Close To Sea
Close To Shops

Close To Town Close To Schools

Town

Pool Furniture Kitchen

Communal Part Furnished Fully Fitted

Garden Security Parking

Communal Gated Complex Street

Category
Holiday Homes
Investment
Bargain
Resale