



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

**395.000 €**

Reference: R5140723    Bedrooms: 1    Bathrooms: 1    Build Size: 107m<sup>2</sup>    Terrace: 28m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Apartment with sea views in prime location of Nueva Andalucia. This apartment 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:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Pavimenti in marmo  
Fibra ottica

### Viste

Mare  
Giardino  
Piscina

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Case di vacanza  
Investimento  
Affare  
Rivendita

### Orientamento

Sud  
Sud -ovest

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Città

### Mobilia

Parzialmente arredato

### Sicurezza

Complesso residenziale privato

### Climate Control

Aria condizionata  
Riscaldamento centrale

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Strada