



Ground Floor Apartment for sale in Nueva Andalucía, Marbella

320,000 €

Reference: R5228641 Bedrooms: 2 Bathrooms: 2 Build Size: 86m² Terrace: 14m²





Costa del Sol, Nueva Andalucía

Modern 2-bedroom apartment for sale in Jardines de Guadiza, La Campana, Nueva Andalucía one of the quickest growing areas with modern facilities and new commercial ventures right on the doorstep. Priced at just 320,000 €, which is below market value for this area and this development, hence a quick sale is required. This contemporary 2-bedroom, 2-bathroom apartment represents an excellent opportunity for a quick sale, ideal as a permanent home, holiday base or investment with strong long term rental demand. This property offers 100 m² built including a small terrace with a smart, functional layout that makes the most of every metre as you will see from the floorplan. Built in 2024, it feels like a new home being bright, modern and with low-maintenance. The open-plan living and dining area opens onto a sunny West-facing covered terrace, perfect for relaxing. The kitchen is fully fitted and modern with integrated appliances perfect for every day living with enough space for a casual dining table. There is a utility area to one end with its own door. Both bedrooms are good-sized doubles with built-in wardrobes, and there are 2 full bathrooms both with windows one of which is en-suite to the master bedroom. The master bedroom also enjoys access to the terrace which spans the whole width of the property. The property benefits from individual hot/cold air conditioning, ensuring comfort all year round, double glazing, blinds to all windows and an alarm system. Set within a gated community, residents enjoy excellent on-site facilities: swimming pool, gym and landscaped communal gardens. A private underground parking space is included in the price, along with a store room really handy when living in an apartment. The location is one of the biggest advantages. Jardines de Guadiza is a high-demand residential area in Nueva Andalucía, bordering the town of San Pedro with brand new shops, supermarkets, cafés, restaurants, pharmacies and schools within walking distance. You are just a short drive from Puerto Banús, San Pedro Alcántara, the beach and several golf courses, making it very attractive for both residents and investors. If you are looking for a modern apartment in Nueva Andalucía at a competitive price, this is a great opportunity below current market value.



Features:

Features

Covered Terrace
 Lift
 Near Transport
 Private Terrace
 Storage Room
 Ensuite Bathroom
 Double Glazing
 Fitted Wardrobes
 WiFi
 Gym
 Utility Room
 Restaurant On Site
 Near Church
 Access for people with reduced mobility

Views

Urban

Orientation

West

Climate Control

Air Conditioning
 Cold A/C
 Hot A/C

Setting

Close To Golf
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Town
 Close To Schools
 Town

Condition

Excellent
 New Build

Pool

Communal

Garden

Communal

Furniture

Not Furnished

Security

Gated Complex
 Entry Phone

Kitchen

Fully Fitted

Parking

Underground

Category

Investment
 Bargain
 Cheap
 Distressed
 Luxury
 Resale
 Contemporary