



# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

520,000 €

Reference: R5315008 Bedrooms: 3 Bathrooms: 2 Build Size: 135m<sup>2</sup> Terrace: 14m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Spacious South-Facing Ground Floor in Nueva Andalucía: High Yield Potential & Prime Location

### Location & Surroundings:

Situated in a secure gated community in the heart of Nueva Andalucía, this property offers an effortless lifestyle. Everything you need is at your doorstep: an on-site supermarket, local cafes, and top-tier education with 2 schools within walking distance and another two just 1,000m away. Golf enthusiasts will enjoy being only 500m from La Dama de Noche and 900m from Aloha Golf.

### The Property:

A bright and spacious ground floor apartment (135m<sup>2</sup> built), south-oriented to ensure maximum sunlight year-round. Being a ground floor, it is exceptionally convenient for those with limited mobility.

Current Layout: 3 double bedrooms and 2 full bathrooms.

Value Add: The generous floor plan allows for a conversion into 4 bedrooms, significantly increasing its market value and rental capacity.

Condition: Well-maintained and sold fully furnished. It only needs a fresh coat of paint to be market-ready.

### Investment Highlights:

With a Holiday Rental License already in place and located just 1,850m from the beach, this apartment is a turnkey investment. Perfect for families looking for a permanent home near schools or investors seeking a high-performing asset in the Golf Valley.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi

### Views

Urban  
Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Investment  
Resale

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Communal