



## 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>





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## 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:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Fiber Optic

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Category

Holiday Homes  
Investment  
Bargain  
Resale

### Orientation

South  
South West

### Setting

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

### Furniture

Part Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street