



Ground Floor Apartment for sale in Nueva Andalucía, Marbella

520,000 €

Reference: R5315008 Bedrooms: 3 Bathrooms: 2 Build Size: 135m² Terrace: 14m²





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 (135m² 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