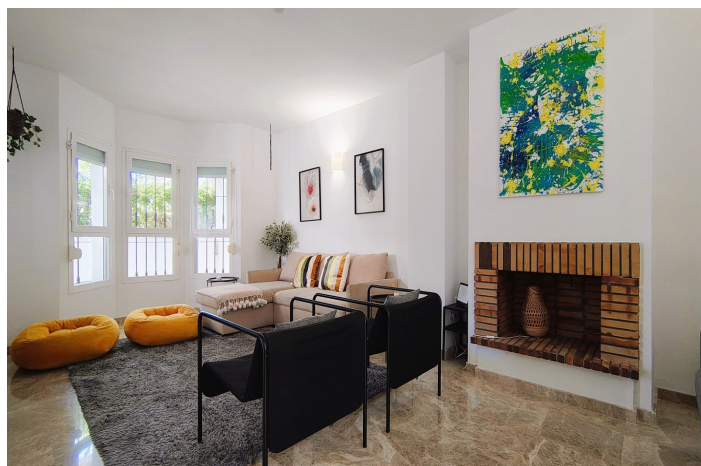




# Wohnung im Erdgeschoss zum Verkauf in Nueva Andalucía, Marbella

485.000 €

Referenz: R5315008 Schlafzimmer: 3 Badezimmer: 2 Garten: 135m<sup>2</sup> Terrasse: 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan

### Ansichten

Urban  
Straße

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Orientierung

Süden

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Investition  
Wiederverkauf

### Klimakontrolle

Klimaanlage

### Zustand

Gut

### Küche

Voll ausgestattet

### Parken

Gemeinschaft