



# Wohnung im Erdgeschoss zum Verkauf in Nueva Andalucía, Marbella

413.000 €

Referenz: R5366623 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 50m<sup>2</sup> Garten: 90m<sup>2</sup> Terrasse: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Investment Opportunity: Ground-Floor 2-Bedroom Apartment with Private Garden & Terrace – Los Naranjos

The apartment is currently rented to excellent tenants paying €1,450 per month, making it a turnkey investment with immediate rental income.

Discover this spectacular ground-floor apartment in the well-established and highly sought-after Urbanización Los Naranjos de Marbella, just a short walk from Puerto Banús.

This bright and comfortable home offers 90 m<sup>2</sup> interior + 25 m<sup>2</sup> terrace + 50 m<sup>2</sup> private garden, providing excellent indoor-outdoor living. It features 2 bedrooms (one en-suite), 2 bathrooms, a spacious living room seamlessly connected to a modern open-plan kitchen, and fitted wardrobes.

The property is in good condition and equipped with electric heating and air conditioning for year-round comfort.

### Key Features

90 m<sup>2</sup> built + 25 m<sup>2</sup> terrace + 50 m<sup>2</sup> private garden

2 bedrooms (1 en-suite) | 2 bathrooms

Open-plan living room and modern kitchen

Fitted wardrobes

Underground parking space included

Electric heating + air conditioning

### Community Amenities

Beautiful communal swimming pool

Landscaped communal gardens

Padel courts

### Prime Location & Investment

Located just 7 minutes' walk from Puerto Banús and 3 minutes by car, with immediate access to restaurants, cafés, supermarkets and all services.

A fantastic opportunity for both end-users and investors in one of Marbella's most convenient and desirable residential areas.

Viewing highly recommended – contact us today to arrange a private viewing!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Paddel -Tennis  
Tennisplatz  
Versorgungsraum  
In der Nähe der Kirche  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Garten  
Hof

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft  
Privat

### Orientierung

Norden

### Einstellung

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

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Eingabetelefon

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt