















## Ground Floor Apartment in Nueva Andalucía

Nueva Andalucía

€ 850.000

 Estate type:	<b>apartment</b>	 Area:	<b>125 m2</b>
 Terrace:	<b>40 m2</b>	 Number of bathrooms:	<b>2</b>
 Number of bedrooms:	<b>3</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>Yes</b>
 Close to golf courses:	<b>Yes</b>	 Wi-Fi:	<b>Yes</b>

**\*\*Exclusive 3-Bedroom Apartment with Tourist Licence, Private Garden & Jacuzzi Within Walking Distance to the Beach and Puerto Banús\*\***

Located in one of Marbella's most sought-after areas, this beautifully renovated 3-bedroom, 2-bathroom apartment offers the perfect combination of modern living, prime location, and outstanding investment potential.

Situated within a secure gated community in Nueva Andalucía, the property has been fully refurbished to a high standard, featuring a bright open-plan layout that seamlessly connects the living, dining, and kitchen areas. The contemporary designer kitchen is fully equipped and centred around a stylish island, creating the perfect space for both everyday living and entertaining.

The apartment offers three spacious bedrooms and two elegant bathrooms, including a stunning master suite with a walk-in wardrobe and en-suite bathroom. High-quality finishes, natural materials, and sophisticated interiors create a welcoming and luxurious atmosphere throughout.

One of the property's standout features is its exceptional outdoor space. The apartment benefits from a large private terrace, beautifully landscaped garden, and private jacuzzi, providing the ideal setting to relax, entertain guests, and enjoy Marbella's year-round sunshine.

The location is truly unbeatable. Within walking distance to both the beach and the world-famous Puerto Banús, residents can enjoy luxury boutiques, renowned restaurants, beach clubs, golf courses, and all essential amenities just moments away. The combination of convenience and lifestyle makes this property highly desirable for both homeowners and holidaymakers.

Adding further value, the property comes with a valid Tourist Licence already in place, allowing immediate short-term rental operation. Thanks to its prime location, stylish renovation, and strong demand for holiday rentals in the area, this apartment represents an excellent investment opportunity with attractive rental yields and strong potential for a rapid return on investment.

Residents also enjoy access to beautifully maintained communal gardens, a large swimming pool, and the security of a gated community.

**\*\*Key Features:\*\***

- Valid Tourist Licence
- Excellent Investment Opportunity
- Strong Rental Income Potential
- Attractive Return on Investment
- Walking Distance to the Beach
- Walking Distance to Puerto Banús
- 3 Bedrooms
- 2 Bathrooms

- Fully Renovated
- Open-Plan Living Area
- Designer Fully Fitted Kitchen
- Master Suite with Walk-In Wardrobe
- Private Garden
- Large Private Terrace
- Private Jacuzzi
- Communal Swimming Pool
- Gated Community
- Close to Golf Courses, Restaurants, Shops and International Schools

A turnkey property offering luxury, lifestyle, and investment potential in one of Marbella's most desirable locations.

The apartment is being sold without a parking space. However, there is the possibility of purchasing a parking space separately through the community.



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