

# Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**219,000 €**

Reference: R4713277 Bedrooms: 2 Bathrooms: 1 Build Size: 65m<sup>2</sup> Terrace: 10m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Great investment opportunity in Nueva Andalucía!

We present this charming apartment in the sought-after area of La Campana, Nueva Andalucía. Partially renovated, this apartment features two bedrooms and one bathroom.

One of its most outstanding features is its bright and spacious living room, where part of the terrace has been incorporated, expanding the living space and creating a cozy and modern atmosphere. The other part of the terrace remains covered and offers stunning views to the west, allowing you to enjoy spectacular sunsets.

The apartment also boasts a fully equipped open-plan kitchen, and one of the bedrooms has built-in wardrobes. Additionally, the building has security cameras for your peace of mind.

Recently, the Andalusian Regional Government has approved a 100% grant for the improvement and renovation of the building, offering an excellent opportunity for owners to benefit from these improvements at no cost.

With a privileged location in Nueva Andalucía, this apartment is close to Puerto Banús, shops, public transport, nightlife, and the beach, yet it is located in a quiet area. This makes it an ideal option for both year-round living and generating high rental income. Don't miss out on this excellent investment opportunity. Contact us today for more information and to arrange a viewing.

## Features:

### Features

Covered Terrace

Private Terrace

### Views

Mountain

### Furniture

Not Furnished

### Parking

Street

More Than One

### Orientation

West

### Setting

Close To Golf

Close To Shops

Close To Town

Close To Schools

### Kitchen

Fully Fitted

### Category

Investment

Bargain

### Climate Control

Air Conditioning

### Condition

Fair

### Security

Gated Complex