



MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCÍA

 Nueva Andalucía

REF# R5395255 477.000 €

BEDS

1

BATHS

1

BUILT

92 m²

In real estate, location is everything — and few places on the Costa del Sol are as prestigious and desirable as Nueva Andalucía.

Located in the heart of this exclusive Marbella enclave, this beautiful 1-bedroom apartment offers the perfect combination of comfort, elegance, and investment potential. ?

? Set within a lush and impeccably maintained residential community, surrounded by tropical gardens and peaceful green areas, residents enjoy access to two spectacular communal swimming pools — creating the atmosphere of a private resort all year round.

?? Inside, the apartment is bright, welcoming, and completely move-in ready. The fully equipped kitchen combines practicality with comfort, while the spacious living room opens directly onto a generous covered terrace overlooking the gardens — the ideal space for sunny breakfasts, relaxing evenings, or peaceful

moments under the Mediterranean sky.

? The property features:

- ?? 1 comfortable bedroom
- ?? 1 elegant bathroom
- ?? Fully fitted kitchen
- ?? Spacious covered terrace
- ?? Private garage space
- ?? Tourist rental license

One of the property's biggest advantages is the active tourist license already in place, making it a rare and highly attractive investment opportunity with immediate rental income potential in one of Marbella's most sought-after locations.

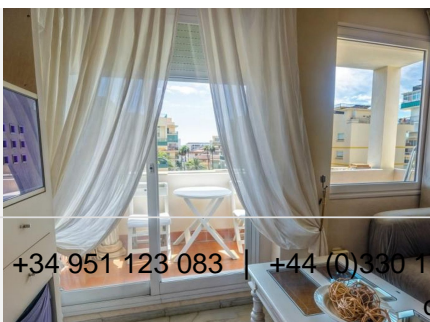
The unbeatable location allows you to enjoy Marbella's finest lifestyle within walking distance:

- ? Restaurants & cafés
- Supermarkets
- ? Golf courses
- Sports clubs
- Leisure & entertainment
- ??? Everyday amenities

Whether you are looking for:

- ? A holiday getaway
- A stylish permanent residence
- A smart rental investment

...this apartment perfectly combines location, lifestyle, and long-term value in one exceptional opportunity. ?



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ESTATES

