

R5315008

 Nueva Andalucía

REF# R5315008 485.000 €

BEDS

3

BATHS

2

BUILT

135 m<sup>2</sup>

TERRACE

14 m<sup>2</sup>

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.

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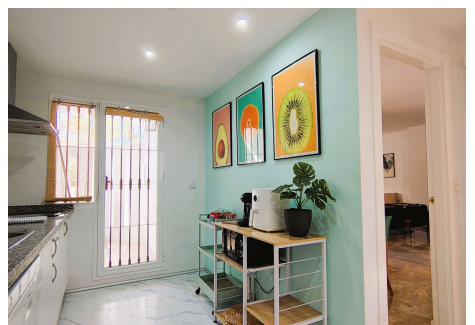
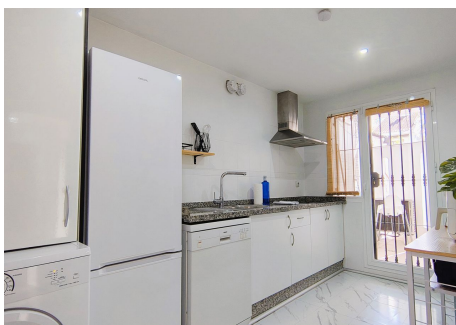
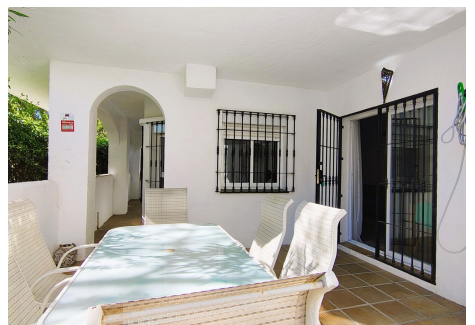
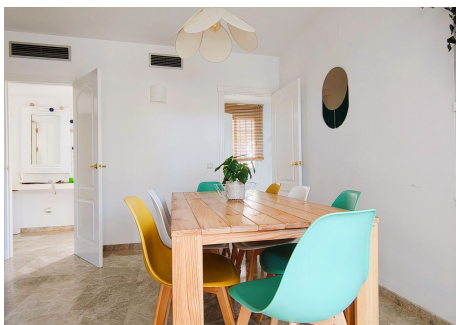
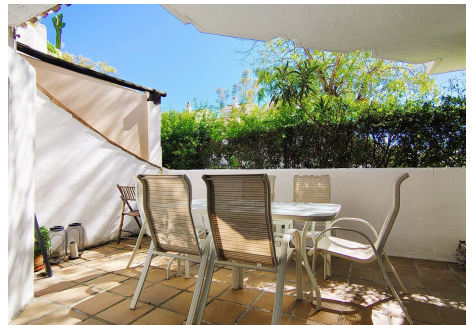
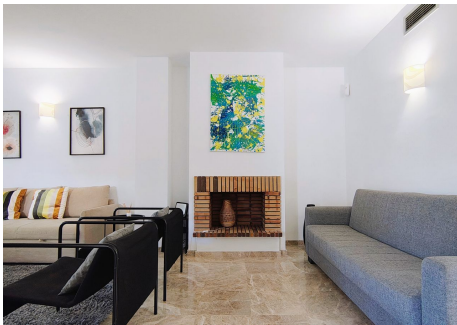
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Condition: Well-maintained and sold fully furnished. It only needs a fresh coat of paint to be market-ready.

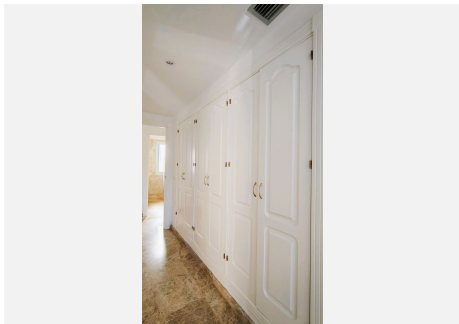
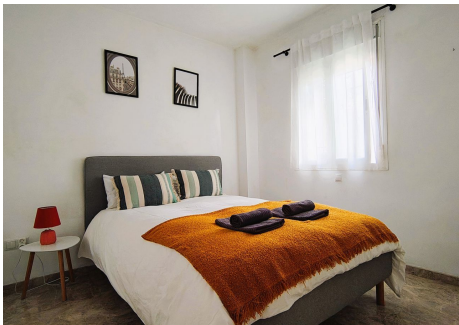
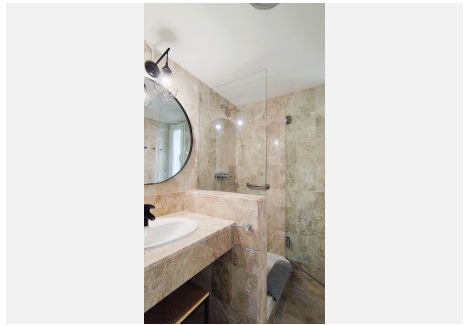
## Investment Highlights:

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.



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