



R5351053

 Nueva Andalucía

REF# R5351053 409.500 €

BEDS

2

BATHS

2

BUILT

120 m<sup>2</sup>

TERRACE

10 m<sup>2</sup>

Apartment with High Potential in Los Naranjos de Marbella

Located in the prestigious Los Naranjos de Marbella development, this first-floor apartment features 2 bedrooms and 2 bathrooms, offering an exceptional opportunity for both investors and families.

Key Features:

Setting: Authentic Andalusian-style complex with mature gardens, located within a gated community with 24h security and concierge service.

Amenities: Access to 2 communal swimming pools and the convenience of having a supermarket just 50m away.

Condition: The property requires renovation, providing a blank canvas to add value and personalize to your taste.

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## Investment Potential:

This asset stands out for its high profitability and capital appreciation potential.

**Value Increase:** Renovated apartments in this area command a market price 20% higher than unrenovated units.

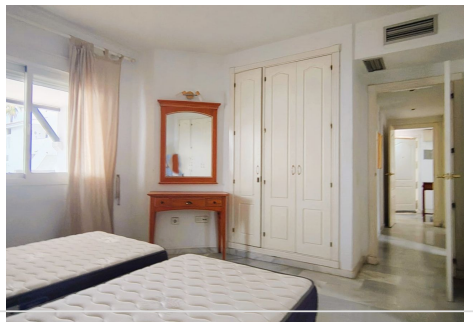
**Rental Yield:** Excellent rental track record with students from the prestigious Les Roches international school during the academic year, and high demand for holiday rentals in the summer.

## Strategic Location:

Situated in a quiet, family-oriented area, it is perfect for permanent residents. The property is within walking distance to 4 schools, making daily life easy and convenient.

**Note:** Traditional Andalusian architecture (no elevator).

Don't miss this investment opportunity in one of Marbella's most sought-after areas. Contact us to arrange a viewing



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