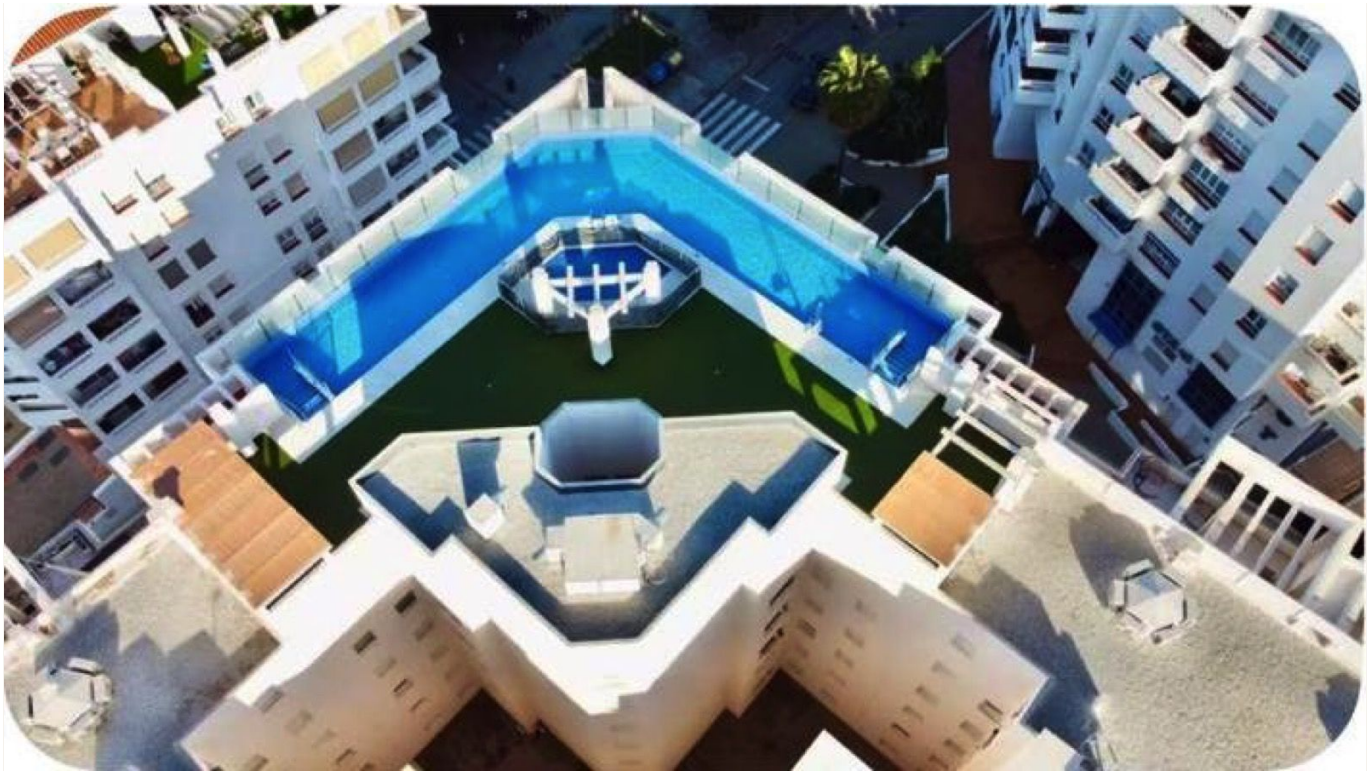
# Middle Floor Apartment in Nueva Andalucía

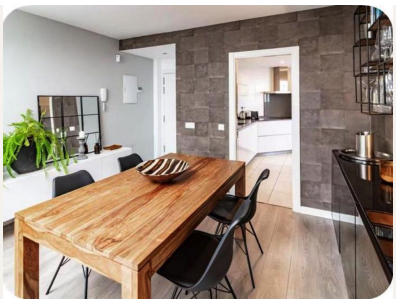
## €499,000

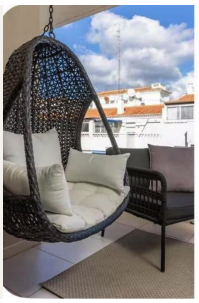
Nueva Andalucía, Málaga

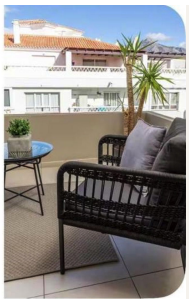
Bedrooms: 3 | Bathrooms: 2 | Built: 100 m² | Terrace: 20 m²











## Overview

Bright 3-Bedroom Apartment with Tourist Licence – La Campana, Nueva Andalucía, Marbella

RENTED. NO VISITS

Magnificent 6th-floor apartment for sale in one of the most sought-after urbanisations in Nueva Andalucía, Marbella. This spacious and bright exterior property offers excellent natural light and is perfectly located just minutes from Puerto Banús, the beach, golf courses, international schools, supermarkets and all amenities.
Key Features

116 m² built | 100.57 m² useful

3 bedrooms
2 bathrooms
Spacious living-dining room
Fully equipped kitchen
Terrace and balcony
West orientation (beautiful afternoon sun)
Fitted wardrobes
Private garage (13.12 m²)
Storage room (5.07 m²)
Air conditioning
6th floor exterior with lift

Additional Benefits

Active tourist licence (licencia turística) – excellent rental potential in one of Marbella's highest-demand areas
Modern urbanisation with communal pools, gardens and well-maintained common areas
Excellent overall condition

Location
Privileged position in Nueva Andalucía, only a few minutes from Puerto Banús, the beach, golf courses, restaurants and shopping areas. Ideal both as a permanent family home and as a high-yield investment property.
A unique opportunity to live or invest in one of the best residential areas of Marbella.
Viewing highly recommended.

## Amenities

Setting: Town, Commercial Area, Close To Shops, Close To Schools, Urbanisation

Orientation: West Facing

Condition: Excellent Condition

Pool: Communal Pool, Childrens Pool

Climate Control: Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C

Views: Mountain Views, Panoramic Views, Garden Views, Courtyard Views, Urban Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Disabled Access, Marble Flooring, Double Glazing, Near Church, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden

Security: Gated Complex, Entry Phone, Alarm System

Parking: Underground Parking, Garage, Covered Parking, Private Parking

## Contact

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