Middle Floor Apartment in Nueva Andalucía

€460,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 110 m² | Terrace: 42 m²









Overview

Brand new! Elegant flat with a large glazed terrace in Jardines de Guadaiza
Are you looking for a modern home to live in or a high-yield investment near Puerto Banús? This magnificent, brand-new flat in the sought-after Jardines de Guadaiza development offers a modern, efficient and comfortable lifestyle right in the heart of the Costa del Sol. (Price negotiable – reasonable offers welcome).
OPPORTUNITY FOR INVESTORS (High Yield and Secure Rental Income):
The area enjoys extremely high demand for long-term rentals throughout the year.
• Excellent Return: Given the property type and specifications, the proven monthly rent in this development ranges from €2,200 to €2,400, offering a gross yield of up to 5.8 per cent.

• Secure Rental Scheme: We have a strict protocol, based on our experience, to guarantee your complete peace of mind. We carry out a thorough screening process to identify the ideal tenant profile (guaranteed financial solvency, stable employment and high-calibre international tenants) to ensure the property is well looked after and that rent is collected on time from day one.

• Abundant natural light: The interior design makes the most of the property's orientation, with large windows that flood every room with natural light.
• Glazed terrace: An ideal space to enjoy all year round, with panoramic and partial sea views, equipped with power sockets and a water supply.
• Perfect layout: 3 spacious bedrooms with fitted wardrobes and 2 fully fitted bathrooms.
• Fully equipped separate kitchen, laundry area, private garage space and storage room included in the price.

QUALITY AND ENERGY EFFICIENCY:
• High-efficiency, low-energy building (solar panels and LED lighting in communal areas).
• Impact-resistant soundproofing throughout the property for complete privacy.
• Air conditioning fitted and top-quality finishes designed for maximum comfort.

LUXURY FACILITIES (RESORT-STYLE):
• Swimming pool with sun terrace on the building's roof terrace offering spectacular views.
• Fully equipped gym, chill-out area and Social Club lounge for events.

STRATEGIC LOCATION (Everything within easy reach):
• On foot: State primary and secondary schools, supermarkets, chemists, pubs and restaurants.
• By bike/on foot: Direct access via a cycle path to the beach (10 mins by bike / 30 mins on foot).
• By car: Just 5 minutes from Puerto Banús, 10 minutes from Aloha College and 15 minutes from Marbella town centre.

Amenities

Setting: Town, Commercial Area, Beachside, Close To Sea

Orientation: South West Orientation

Condition: Excellent Condition, New Construction

Pool: Communal Pool

Climate Control: Air Conditioning

Views: Sea Views, Panoramic Views, Urban Views, Street Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Solarium, Gym, Ensuite Bathroom, Double Glazing

Furniture: Not Furnished

Kitchen: Fully Fitted Kitchen

Security: Gated Complex, Entry Phone

Parking: Underground Parking, Garage, Private Parking

Utilities: Electricity, Drinkable Water

Taxes & Fees

IBI: €875 per year
Rubbish: €30 per year

Contact

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