

# Ground Floor Apartment in Nueva Andalucía

€495,000

Nueva Andalucía, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 90 m<sup>2</sup> | Terrace: 5 m<sup>2</sup>



## Overview

This spacious 3-bedroom, 2-bathroom ground-floor apartment in a highly sought-after development in Nueva Andalucía offers an exceptional investment opportunity in the heart of the Golf Valley.

Perfectly situated in a prime, highly desirable location, the property is within easy walking distance to vibrant local amenities, Centro Plaza, and just minutes from the world-famous Puerto Banús.

Its ground-floor positioning ensures convenient, direct access and opens up to a private covered terrace that overlooks the beautifully landscaped communal gardens and swimming pool. Inside, the generous layout features three well-sized bedrooms and two bathrooms, providing an excellent, spacious canvas for redistribution or a modern upgrade.

While the property would benefit from some cosmetic refurbishment, this requirement presents a fantastic opening for buyers looking to add significant capital value and customize the interiors to their exact taste.

Located within a secure, gated community, this apartment is uniquely positioned to become a lucrative investment with high rental demand, a rewarding renovation project, or an ideal permanent residence in one of Marbella's most popular areas.

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## Amenities

Setting: Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation

Orientation: South West

Condition: Restoration Required

Pool: Communal

Views: Garden, Pool

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing

Furniture: Optional

Kitchen: Fully Fitted

Garden: Communal, Landscaped

Security: Gated Complex, Entry Phone

Parking: Street

Utilities: Electricity

Category: Investment, Resale

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## Taxes & Fees

Community: €0 per year

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## Contact

### Purcell Properties

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