



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

413,000 €

Reference: R5366623 Bedrooms: 2 Bathrooms: 2 Plot Size: 50m<sup>2</sup> Build Size: 90m<sup>2</sup> Terrace: 25m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Investment Opportunity: Ground-Floor 2-Bedroom Apartment with Private Garden & Terrace – Los Naranjos

The apartment is currently rented to excellent tenants paying €1,450 per month, making it a turnkey investment with immediate rental income.

Discover this spectacular ground-floor apartment in the well-established and highly sought-after Urbanización Los Naranjos de Marbella, just a short walk from Puerto Banús.

This bright and comfortable home offers 90 m<sup>2</sup> interior + 25 m<sup>2</sup> terrace + 50 m<sup>2</sup> private garden, providing excellent indoor-outdoor living. It features 2 bedrooms (one en-suite), 2 bathrooms, a spacious living room seamlessly connected to a modern open-plan kitchen, and fitted wardrobes.

The property is in good condition and equipped with electric heating and air conditioning for year-round comfort.

### Key Features

90 m<sup>2</sup> built + 25 m<sup>2</sup> terrace + 50 m<sup>2</sup> private garden

2 bedrooms (1 en-suite) | 2 bathrooms

Open-plan living room and modern kitchen

Fitted wardrobes

Underground parking space included

Electric heating + air conditioning

### Community Amenities

Beautiful communal swimming pool

Landscaped communal gardens

Padel courts

### Prime Location & Investment

Located just 7 minutes' walk from Puerto Banús and 3 minutes by car, with immediate access to restaurants, cafés, supermarkets and all services.

A fantastic opportunity for both end-users and investors in one of Marbella's most convenient and desirable residential areas.

Viewing highly recommended – contact us today to arrange a private viewing!



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 WiFi  
 Fiber Optic  
 Near Church  
 Tennis Court  
 Paddle Tennis  
 Access for people with reduced mobility

### Orientation

North

### Climate Control

Air Conditioning  
 Pre Installed A/C  
 Cold A/C  
 Hot A/C

### Views

Garden  
 Courtyard

### Setting

Commercial Area  
 Close To Golf  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Town

### Condition

Excellent

### Pool

Communal  
 Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted

### Garden

Communal  
 Private

### Security

Gated Complex  
 24 Hour Security  
 Entry Phone

### Parking

Underground  
 Garage  
 Private  
 Covered