HI HOMES

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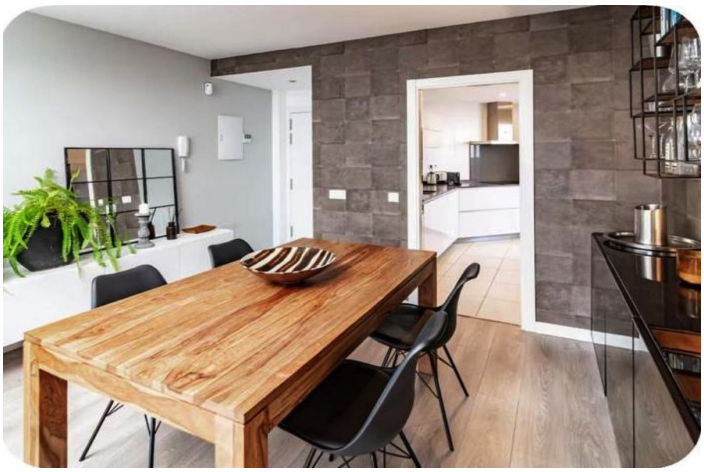
Middle Floor Apartment for sale in Nueva Andalucía, Marbella

499,000 €

Reference: R5411686 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 100m^2 **Terrace:** 20m^2













Costa del Sol, Nueva Andalucía

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.

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Features:

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

Orientation
West

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

Views
Mountain
Panoramic
Garden
Urban
Courtyard

Setting
Commercial Area
Urbanisation
Close To Shops
Close To Schools
Town

Condition
Excellent

Pool
Communal
Children`s Pool

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex
Alarm System
Entry Phone

Parking
Underground
Garage
Private
Covered