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Ground Floor Apartment for sale in Nueva Andalucía, Marbella

680,000 €

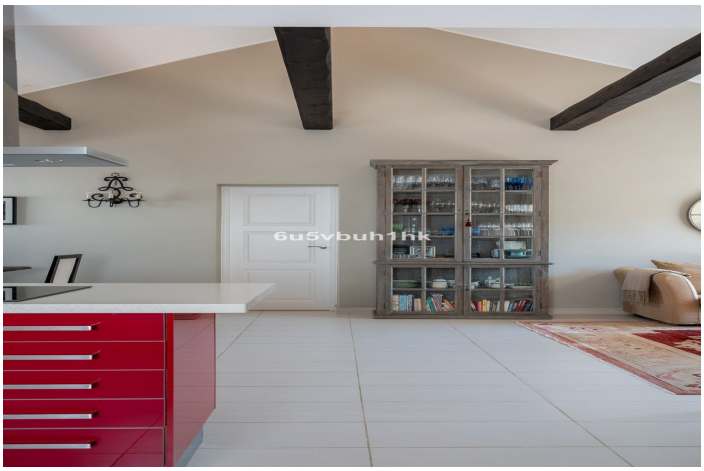
Reference: R5441923 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 126m^2 **Terrace:** 28m^2











Costa del Sol, Nueva Andalucía

This charming 2-bedroom apartment offers a unique investment opportunity in one of Marbella's most desirable locations. Situated in sought-after lower Nueva Andalucia, the property forms part of an exclusive boutique community of just eight residences, offering privacy, tranquillity, and an exceptional lifestyle.

Surrounded by restaurants, cafés, shops, and essential amenities, the apartment is within easy walking distance of both the beach and world-renowned Puerto Banus.

The property features two spacious bedrooms, two bathrooms, a bright open-plan kitchen, and a generous loft with a window, ideal as a home office, guest area, or additional living space. The living area combines comfort and character, with impressive high ceilings, beautiful exposed wooden beams, and a cosy fireplace. Underfloor heating throughout and air conditioning in every room ensure year-round comfort.

A large sunny terrace provides the perfect setting for outdoor dining and enjoying the Mediterranean lifestyle, with direct access to a spacious private storage room. The beautifully maintained community includes a swimming pool, and a private parking space is included.

The property is offered with a sale-and-leaseback arrangement, providing the new owner with immediate rental income from completion. Following the sale, the current owners will remain as tenants for a limited period, as negotiated between the parties as part of the transaction. Once the tenancy ends, the property will be available for the owner's personal use or further investment.

This structure is particularly attractive to investors seeking stable rental income, as well as buyers planning a future relocation to Marbella. The property combines an exceptional location, immediate income potential, and strong long-term value prospects in one of the Costa del Sol's most established and sought-after areas.

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Features:

Features
Covered Terrace
Private Terrace
Storage Room

Setting
Close To Golf
Close To Shops
Close To Schools

Climate Control
Air Conditioning

Pool
Communal

Views
Garden