

Apartment in Nueva Andalucía – 3 bedrooms – 2 baths
 Bedrooms 3 Bathrooms 2 Built 135m² Terrace 14m²
R5315008 **property** **Nueva Andalucía** **485.000€**

Spacious South-Facing Ground Floor in Nueva Andalucía: High Yield Potential & Prime Location
 Location & Surroundings: Situated in a secure gated community in the heart of Nueva Andalucía,
 the property offers an effortless lifestyle. Everything you need is at your doorstep: an on-site
 Covered Terrace Covered Terrace Double Glazing
 Fine Wardrobes Marble Flooring Near Transport
 Private Terrace WiFi
 golf club, local cafes, and top-tier dining, all within walking distance and another
 two just 1,000m away. Golf enthusiasts will enjoy being only 500m from La Dama de Noche and
 900m from Aloha Golf. The Property: A bright and spacious ground floor apartment (135m² built),
 south-oriented to ensure maximum sunlight year-round. Being a ground floor, it is exceptionally
 convenient for those with limited mobility. Current Layout: 3 double bedrooms and 2 full bathrooms.
 Value Add: The generous floor plan allows for a conversion into 4 bedrooms, significantly increasing
 its market value and rental capacity. Condition: Well-maintained and sold fully furnished. It only
 needs a fresh coat of paint to be market-ready. Investment Highlights: With a Holiday Rental License
 already in place and located just 1,850m from the beach, this apartment is a turnkey
 investment. Perfect for families looking for a permanent home near schools or investors
 seeking a high-performing asset in the Golf Valley.