

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
 Fitted Wardrobes Marble Flooring Near Transport
 Private Terrace WiFi
 fine dining, local cafes, and top-tier education with 2 schools 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.