

Apartment in Nueva Andalucía – 2 bedrooms – 2 baths
 Bedrooms 2 Bathrooms 2 Built 90m² Terrace 25m²
R5366623 **property** **Nueva Andalucía** **413.000€**

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 unique 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 m² interior + 25 m² terrace + 50 m² 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 m² built + 25 m² terrace + 50 m² 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!

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