



## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**320.000 €**

Referenz: R5228641    Schlafzimmer: 2    Badezimmer: 2    Garten: 86m<sup>2</sup>    Terrasse: 14m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Modern 2-bedroom apartment for sale in Jardines de Guadiza, La Campana, Nueva Andalucía one of the quickest growing areas with modern facilities and new commercial ventures right on the doorstep. Priced at just 320,000 €, which is below market value for this area and this development, hence a quick sale is required. This contemporary 2-bedroom, 2-bathroom apartment represents an excellent opportunity for a quick sale, ideal as a permanent home, holiday base or investment with strong long term rental demand. This property offers 100 m<sup>2</sup> built including a small terrace with a smart, functional layout that makes the most of every metre as you will see from the floorplan. Built in 2024, it feels like a new home being bright, modern and with low-maintenance. The open-plan living and dining area opens onto a sunny West-facing covered terrace, perfect for relaxing. The kitchen is fully fitted and modern with integrated appliances perfect for every day living with enough space for a casual dining table. There is a utility area to one end with its own door. Both bedrooms are good-sized doubles with built-in wardrobes, and there are 2 full bathrooms both with windows one of which is en-suite to the master bedroom. The master bedroom also enjoys access to the terrace which spans the whole width of the property. The property benefits from individual hot/cold air conditioning, ensuring comfort all year round, double glazing, blinds to all windows and an alarm system. Set within a gated community, residents enjoy excellent on-site facilities: swimming pool, gym and landscaped communal gardens. A private underground parking space is included in the price, along with a store room really handy when living in an apartment. The location is one of the biggest advantages. Jardines de Guadiza is a high-demand residential area in Nueva Andalucía, bordering the town of San Pedro with brand new shops, supermarkets, cafés, restaurants, pharmacies and schools within walking distance. You are just a short drive from Puerto Banús, San Pedro Alcántara, the beach and several golf courses, making it very attractive for both residents and investors. If you are looking for a modern apartment in Nueva Andalucía at a competitive price, this is a great opportunity below current market value.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Aufzug

In der Nähe des Transports

Private Terrasse

Lagerraum

Badezimmer

Doppelverglasung

Einstellungsschränke

W-lan

Fitnessstudio

Versorgungsraum

Restaurant vor Ort

In der Nähe der Kirche

Zugang für Menschen mit reduzierter

Mobilität

### Ansichten

Urban

### Orientierung

West

### Klimakontrolle

Klimaanlage

Kalte a/c

Heiße A/C.

### Einstellung

In der Nähe von Golf

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Stadt

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex

Eingabetelefon

### Zustand

Exzellent

Neubau

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Küche

Voll ausgestattet

### Parken

Unterirdisch

### Kategorie

Investition

Schnäppchen

Billig

Verzweifelt

Luxus

Wiederverkauf

Zeitgenössisch