



Ground Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **90m2** Terrace **25m2**

R5366623

**Ground Floor
Apartment**

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 turnkey 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

Access for people with reduced mobility

Ensuite Bathroom

Lift

Near Transport

Tennis Court

Covered Terrace

Fiber Optic

Marble Flooring

Paddle Tennis

Utility Room