



## Middle Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **68m2** Terrace **16m2**

**R5429431**

**Middle Floor  
Apartment**

**Nueva Andalucía**

**435.000€**

Brand-New Sea View Apartment with Tourist Licence – Excellent Investment in Marbella A fantastic opportunity to own a modern 2-bedroom, 2-bathroom apartment with a tourist licence, ideal for both personal use and holiday rentals. The apartment features a bright living room with an open-plan fully equipped kitchen, spacious terrace with beautiful sea, mountain and San Pedro de Alcántara views, and southwest orientation providing plenty of natural light throughout the day. Sold fully furnished and ready to move into, it includes central air conditioning (hot/cold), fitted wardrobes, electric shutters, security alarm with remote access, awnings on the terrace, and high-quality appliances. The residential complex is only 4 years old and offers a rooftop swimming pool with spectacular panoramic views. Located in a well-connected area within walking distance of ?supermarkets, ?restaurants, ?schools, ?pharmacies, ?public transport and ?all ?amenities. The price includes an underground ?parking space ?and a ?large ?storage room. Perfect ?as a ?permanent ?residence ?or ?a ?high-return ?rental ?investment.