



Ground Floor Apartment in Nueva Andalucía

Bedrooms **2** Bathrooms **2** Built **126m2** Terrace **28m2**

R5441923

**Ground Floor
Apartment**

Nueva Andalucía

680.000€

This charming 2-bedroom apartment presents a unique investment opportunity in one of Marbella's most desirable locations. Nestled in the sought-after lower Nueva Andalucía, the property is located within an exclusive boutique community of only eight residences, offering privacy, tranquillity, and an exceptional lifestyle. Surrounded by restaurants, cafés, shops, and all essential amenities, the apartment is within easy walking distance of both the beach and the world-renowned Puerto Banus. The apartment features two spacious bedrooms, two bathrooms, a bright open-plan kitchen, and a generous loft with a window, providing versatile additional space ideal for a home office, guest area, or relaxation space. The living area combines comfort and character, featuring impressive high ceilings with beautiful exposed wooden beams and a cosy fireplace. The property offers year-round comfort with underfloor heating throughout and air conditioning in every room. A large, sunny terrace provides the perfect setting for outdoor dining and enjoying the Mediterranean lifestyle, while also offering direct access to a spacious private storage room. The beautifully maintained community includes a swimming pool, and a private parking space is included in the sale. This property is offered with a sale-and-leaseback arrangement, creating an exceptional opportunity for investors. Following the sale, the current owners will remain in the property as tenants for a limited period, expected to be no longer than two years, providing

the new owner with immediate rental income from completion. Once the tenancy period ends, the property will become available for the new owner's personal use or further investment strategy. The lease terms will be agreed as part of the transaction, offering security and transparency for both parties. This structure is particularly attractive for investors seeking stable rental income, as well as buyers planning a future relocation to Marbella who wish to secure a prime property today while generating income in the meantime. Located in one of Marbella's most established and sought-after areas, this apartment offers both immediate income potential and excellent long-term capital appreciation prospects. This is a rare opportunity to acquire a high-quality property in the sought-after lower part of Nueva Andalucia, one of Marbella's most established and prestigious areas. The asking price reflects the sale and leaseback arrangement, offering the buyer an "excellent" opportunity for "long-term" value growth. The "property" combines immediate rental income, an "exceptional location," and strong "investment" potential in "one of" the "Costa del Sol's" most "desirable" areas.

Covered Terrace
Storage Room

Covered Terrace

Private Terrace