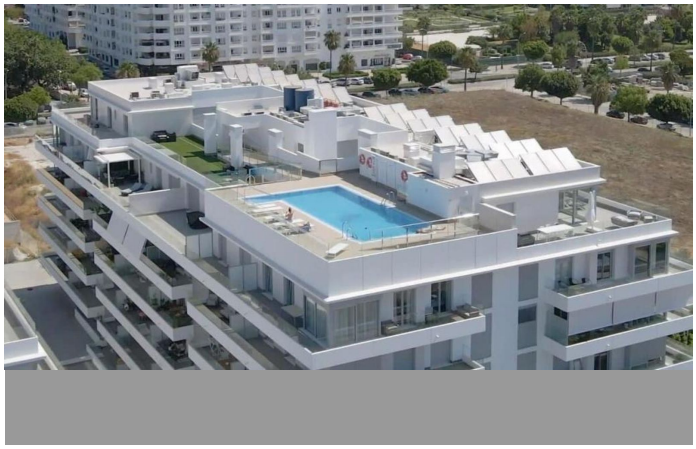
ALL IN real estates








Middle Floor Apartment in Nueva Andalucía

Bedrooms	3	Bathrooms	2	Built	110m2	Terrace	42m2

R5474782	Middle Floor Apartment	Nueva Andalucía	460.000€

Brand new! Elegant flat with a large glazed terrace in Jardines de Guadaiza Are you looking for a modern home to live in or a high-yield investment near Puerto Banús? This magnificent, brand-new flat in the sought-after Jardines de Guadaiza development offers a modern, efficient and comfortable lifestyle right in the heart of the Costa del Sol. (Price negotiable – reasonable offers welcome). OPPORTUNITY FOR INVESTORS (High Yield and Secure Rental Income): The area enjoys extremely high demand for long-term rentals throughout the year. • Excellent Return: Given the property type and specifications, the proven monthly rent in this development ranges from €2,200 to €2,400, offering a gross yield of up to 5.8 per cent. • Secure Rental Scheme: We have a strict protocol, based on our experience, to guarantee your complete peace of mind. We carry out a thorough screening process to identify the ideal tenant profile (guaranteed financial solvency, stable employment and high-calibre international tenants) to ensure the property is well looked after and that rent is collected on time from day one. • Abundant natural light: The interior design makes the most of the property's orientation, with large windows that flood every room with natural light. • Glazed terrace: An ideal space to enjoy all year round, with panoramic and partial sea views, equipped with power sockets and a water supply. • Perfect layout: 3 spacious bedrooms with fitted wardrobes and 2 fully fitted bathrooms. • Fully equipped separate kitchen, laundry area,

private garage space and storage room included in the price. QUALITY AND ENERGY EFFICIENCY: • High-efficiency, low-energy building (solar panels and LED lighting in communal areas). • Impact-resistant soundproofing throughout the property for complete privacy. • Air conditioning fitted and top-quality finishes designed for maximum comfort. LUXURY FACILITIES (RESORT-STYLE): • Swimming pool with sun terrace on the building’s roof terrace offering spectacular views. • Fully equipped gym, chill-out area and Social Club lounge for events. STRATEGIC LOCATION (Everything within easy reach): • On foot: State primary and secondary schools, supermarkets, chemists, pubs and restaurants. • By bike/on foot: Direct access via a cycle path to the beach ?(10 ?mins ?by ?bike ?/ 30 mins ?on ?foot). • By car: Just 5 ?minutes from ?Puerto Banús, ?10 ?minutes from Aloha College ?and ?15 ?minutes ?from ?Marbella ?town ?centre.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Gym
Lift	Private Terrace	Solarium