



**Bargain apartment for sale in Nueva Andalucia, walking distance of all amenities and Puerto Banus in Marbella**

Marbella Area

🏠 Apartment    📏 -    🏠 Built 122 m<sup>2</sup>    🏠 Terrace 23 m<sup>2</sup>    🛏 2    🚿 2    # Ref. 129002

💰 270.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## **Bargain apartment for sale in Nueva Andalucia, walking distance of all amenities and the marina, Puerto Banus in Marbella**

Located in Marbella's golf valley - Nueva Andalucia, with 6 golf courses, all kinds of amenities and Puerto Banus.

At a **stone's throw of many restaurants and bars**, and **easy walking distance from a large supermarket, pharmacy and a large and cozy commercial centre**. Puerto Banus is about 15 minutes walking distance.

The apartment is located in an **elegant residential and gated community** of apartments and townhouses set amongst lush tropical gardens and three swimming pools.

The complex has just been re-painted.

Ground floor **corner apartment** with a **nice size covered sunny terrace and a small fenced garden**.

### **South facing**

Large living room

Kitchen (not fitted) with American bar

2 Large bedrooms and 2 bathrooms of which 1 en suite

Cream marble floors

Airconditioning voor heating and cooling

Pre-installation central heating

Underground garage space and storage

With an investment of +/- 20.000€ for a brand new kitchen, painting the interior and landscaping the garden **will increase its value**.

It also has a **high rental potential** due to its location. There is a huge demand for long term rental properties and a ROI of 5% is estimated.





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