Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Charming apartment with Sale-and-Leaseback agreement for sale in Nueva Andalucía, Marbella

Marbella Area

Apartment - Built 98 m² Terrace 28 m² 2 2 Ref. 215300

680.000 €

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 from part of any contract. The price does not included purchase costs.

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Elegant property with character features for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Located within a small, exclusive boutique development.
- Within walking distance of shops, restaurants, the beach and Puerto Banús.
- Versatile mezzanine level, ideal as a home office or guest space.
- Excellent investment opportunity with an immediate rental return for a predetermined period.
- Sale-and-Leaseback

THE LOCATION

The property is ideally situated in the sought-after lower part of Nueva Andalucía.
This is one of Marbella's most desirable and well-established areas, renowned for its peaceful atmosphere and excellent accessibility.
Within a short walk, you will find a wide selection of excellent restaurants, charming cafés, boutiques and all everyday amenities.
The sandy beach and the world-famous Puerto Banús marina, with its vibrant nightlife and luxurious atmosphere, are also within easy walking distance.
For golf enthusiasts, several prestigious golf courses are located nearby.

THE APARTMENT

In figures:

Interior built area: 98 m²
Terrace area: 28 m²
Bedrooms: 2
Bathrooms: 2

Description:

This charming and exceptionally well-maintained apartment immediately exudes warmth and elegance.
It is situated within a **small, private boutique development comprising just eight residences**, creating a peaceful and intimate atmosphere.
The property benefits from high-quality materials and meticulous attention to detail throughout.
The apartment has an east-facing orientation, allowing you to enjoy the warm morning sun.
The property overlooks the beautifully maintained communal gardens surrounding the development.
The private 28 m² terrace forms a natural extension of the living area and provides ample space for outdoor dining and relaxing.

Large glass sliding doors create a seamless connection between the indoor and outdoor living spaces.
The spacious living area is particularly impressive, featuring striking high, pitched ceilings with characterful wooden beams and a charming fireplace.
The modern open-plan kitchen boasts a sleek design and is fully equipped with high-quality appliances.
There are two comfortable bedrooms and two modern bathrooms, complemented by a versatile mezzanine level with a window, which is perfect for use as a home office or additional guest accommodation.
Throughout the apartment, stylish and easy-to-maintain tiled flooring has been installed.
A large private storage room is conveniently accessible directly from the terrace.
The property also includes a **designated private parking space within the secure gated grounds.**

Additional features:
Air conditioning for cooling and heating.
Underfloor heating throughout the property.
Fireplace in the living room.
Double glazing.

The **Sale-and-Leaseback Agreement** forms part of the transaction, providing security and transparency for both parties.
The sellers will lease the property for a limited period, expected to be no longer than two years, providing the buyer with an immediate rental income. Thereafter, the buyer may choose to use the property for personal use or include it in their rental income programme.

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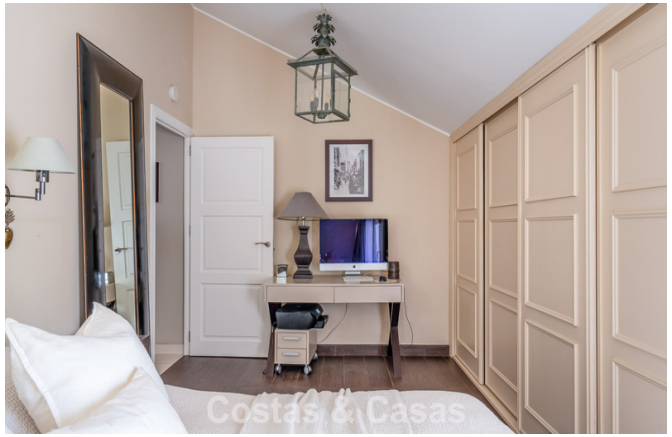
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