

## Apartment for sale in Nueva Andalucía, Costa del Sol

2 Bedrooms | 2 Bathrooms | 102 m<sup>2</sup> Interior | 36 m<sup>2</sup> Plot | **Garden** Yes | **Pool** Yes  
€ 550 IBI | € 186 Rubish tax | € 1,440 Community fees



### Property Description

Prime Investment Opportunity: Versatile 2-Bedroom Garden Apartment in Nueva Andalucía, Marbella

Exceptional investment property in the heart of Nueva Andalucía, Marbella – a golfer’s paradise surrounded by world-class golf courses like Los Naranjos, Las Brisas, and Aloha. Just a short drive from upscale amenities, famous Puerto Banús, and the beach offering convenience and lifestyle appeal.

Originally designed as a spacious 2-bedroom, 2-bathroom residence, this apartment has been cleverly divided into a cozy 1-bedroom, 1-bathroom unit and a fully equipped independent studio with its own private entrance.

This flexible layout maximizes rental potential, in one of Spain’s most sought-after destinations.

Both units are in excellent condition, ample natural light, and direct access to a private garden.

With scope for easy modernization, you can add significant value by updating interiors or effortlessly converting it back into a single 2-bedroom apartment to suit your needs, this property delivers endless possibilities.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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Nestled within the secure, gated community of Señorío de Gonzaga, residents enjoy access to

communal gardens and swimming pools. Its prime location near Tortugas Lake and natural reserves provides a serene escape, while being minutes from Marbella's vibrant dining, shopping, and

MARBELLA LIVING  
Estate Agents

€ 390,000

Ref: R2538098

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