

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

2 Bedrooms | 2 Bathrooms | 90 m<sup>2</sup> Interior | 25 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 2,136 Community fees



### Property Description

Investment Opportunity: Ground-Floor 2-Bedroom Apartment with Private Garden & Terrace - Los Naranjos

The apartment is currently rented to excellent tenants paying €1,450 per month, making it a turnkey investment with immediate rental income.

Discover this spectacular ground-floor apartment in the well-established and highly sought-after Urbanización Los Naranjos de Marbella, just a short walk from Puerto Banús.

This bright and comfortable home offers 90 m<sup>2</sup> interior + 25 m<sup>2</sup> terrace + 50 m<sup>2</sup> private garden, providing excellent indoor-outdoor living. It features 2 bedrooms (one en-suite), 2 bathrooms, a spacious living room seamlessly connected to a modern open-plan kitchen, and fitted wardrobes. The property is in good condition and equipped with electric heating and air conditioning for year-round comfort.

#### Key Features

90 m<sup>2</sup> built + 25 m<sup>2</sup> terrace + 50 m<sup>2</sup> private garden

2 bedrooms (1 en-suite) | 2 bathrooms

Open-plan living room and modern kitchen

Fitted wardrobes

Underground parking space included

Electric heating + air conditioning

Community Amenities

Beautiful communal swimming pool

Landscaped communal gardens

Padel courts

Prime Location & Investment

Located just 7 minutes' walk from Puerto Banús and 3 minutes by car, with immediate access to restaurants, cafés, supermarkets and all services.

A fantastic opportunity for both end-users and investors in one of Marbella's most convenient and desirable residential areas.

Viewing highly recommended - contact us today to arrange a private viewing!