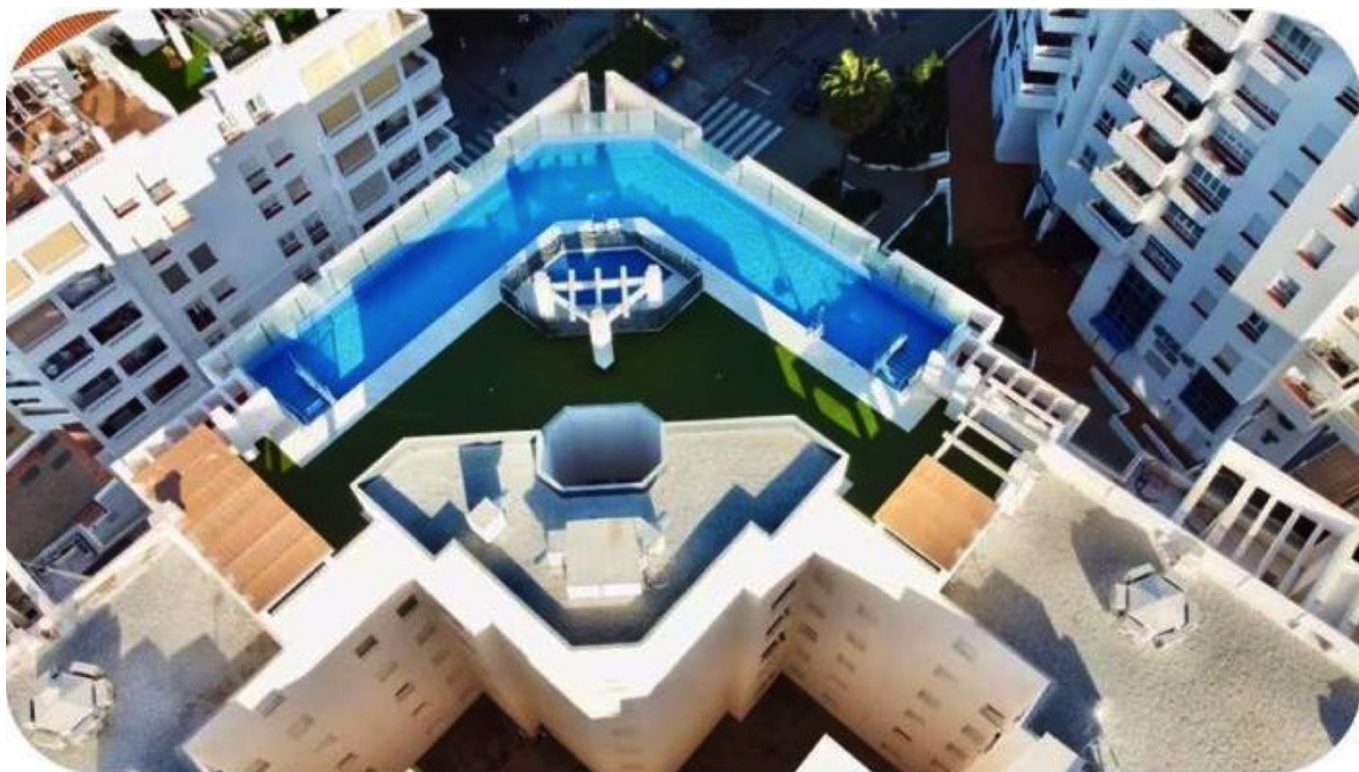


## Apartment for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 2 Bathrooms | 100 m<sup>2</sup> Interior | 20 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

Bright 3-Bedroom Apartment with Tourist Licence - La Campana, Nueva Andalucía, Marbella  
Magnificent 6th-floor apartment for sale in one of the most sought-after urbanisations in Nueva Andalucía, Marbella.

This spacious and bright exterior property offers excellent natural light and is perfectly located just minutes from Puerto Banús, the beach, golf courses, international schools, supermarkets and all amenities.

#### Key Features

116 m<sup>2</sup> built | 100.57 m<sup>2</sup> useful  
3 bedrooms  
2 bathrooms  
Spacious living-dining room  
Fully equipped kitchen  
Terrace and balcony  
West orientation (beautiful afternoon sun)  
Fitted wardrobes  
Private garage (13.12 m<sup>2</sup>)  
Storage room (5.07 m<sup>2</sup>)  
Air conditioning  
6th floor exterior with lift

#### Additional Benefits

Active tourist licence (licencia turística) - excellent rental potential in one of Marbella's highest-demand areas

Modern urbanisation with communal pools, gardens and well-maintained common areas

Excellent overall condition

#### Location

Privileged position in Nueva Andalucía, only a few minutes from Puerto Banús, the beach, golf courses, restaurants and shopping areas. Ideal both as a permanent family home and as a high-yield investment property.

A unique opportunity to live or invest in one of the best residential areas of Marbella.

Viewing highly recommended.