

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

3 Bedrooms | 2 Bathrooms | 112 m<sup>2</sup> Interior | 79 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 931 IBI | € 185 Rubish tax | € 2,136 Community fees



### Property Description

#### Great Investment Opportunity in Nueva Andalucía

Spacious 3-bedroom, 2-bathroom apartment with an included private parking space and a spectacular terrace, located in one of the most sought-after areas of Nueva Andalucía.

Its greatest appeal lies in the combination of its prime location, generous size, and outstanding renovation potential, making it an excellent opportunity for both investors and private buyers looking to create their dream home.

In addition, the property comes with a tourist rental licence, a highly valuable feature that allows you to generate excellent returns through short-term holiday rentals from day one.

#### Prime Location

You can walk to:

Puerto Banús  
The beach  
Gym  
Restaurants and cafés  
Supermarkets  
All essential amenities

No car is needed.

Layout  
3 spacious bedrooms with double built-in wardrobes  
Master bedroom with en-suite bathroom  
Second full bathroom  
Separate fully fitted kitchen with dining area  
Independent utility/laundry room  
Spacious living and dining room  
Large terrace  
Private parking space included in the price