

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

3 Bedrooms | 2 Bathrooms | 135 m<sup>2</sup> Interior | 14 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

Spacious South-Facing Ground Floor in Nueva Andalucía: High Yield Potential & Prime Location  
Location & Surroundings:

Situated in a secure gated community in the heart of Nueva Andalucía, this property offers an effortless lifestyle. Everything you need is at your doorstep: an on-site supermarket, local cafes, and top-tier education with 2 schools within walking distance and another two just 1,000m away. Golf enthusiasts will enjoy being only 500m from La Dama de Noche and 900m from Aloha Golf.

#### The Property:

A bright and spacious ground floor apartment (135m<sup>2</sup> built), south-oriented to ensure maximum sunlight year-round. Being a ground floor, it is exceptionally convenient for those with limited mobility.

Current Layout: 3 double bedrooms and 2 full bathrooms.

Value Add: The generous floor plan allows for a conversion into 4 bedrooms, significantly increasing its market value and rental capacity.

Condition: Well-maintained and sold fully furnished. It only needs a fresh coat of paint to be market-ready.

**Investment Highlights:**

With a Holiday Rental License already in place and located just 1,850m from the beach, this apartment is a turnkey investment. Perfect for families looking for a permanent home near schools or investors seeking a high-performing asset in the Golf Valley.