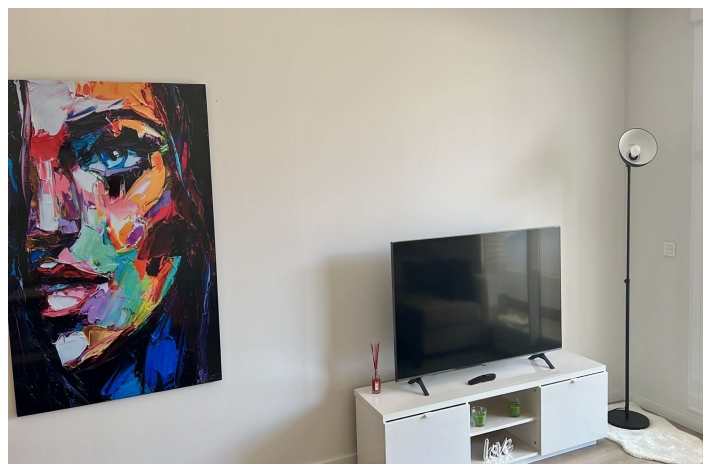




## Ground Floor Apartment for sale in Nueva Andalucía, Marbella

**320,000 €**

Reference: R5228641    Bedrooms: 2    Bathrooms: 2    Build Size: 86m<sup>2</sup>    Terrace: 14m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Modern 2-bedroom apartment for sale in Jardines de Guadiza, La Campana, Nueva Andalucía one of the quickest growing areas with modern facilities and new commercial ventures right on the doorstep. Priced at just 320,000 €, which is below market value for this area and this development, hence a quick sale is required. This contemporary 2-bedroom, 2-bathroom apartment represents an excellent opportunity for a quick sale, ideal as a permanent home, holiday base or investment with strong long term rental demand. This property offers 100 m<sup>2</sup> built including a lovely terrace with a smart, functional layout that makes the most of every metre as you will see from the floorplan. Built in 2024, it feels like a new home being bright, modern and with low-maintenance. The open-plan living and dining area opens onto a sunny southwest-facing terrace, perfect for relaxing, entertaining or enjoying the Costa del Sol sunsets. The kitchen is fully fitted with integrated appliances perfect for every day living. Both bedrooms are good-sized doubles with built-in wardrobes, and there are 2 full bathrooms one of which is en-suite to the master bedroom. The property benefits from individual hot/cold air conditioning, ensuring comfort all year round. Set within a gated community, residents enjoy excellent on-site facilities: swimming pool, gym and landscaped communal gardens. A private underground parking space is included in the price, adding convenience and security. The location is one of the biggest advantages. Jardines de Guadiza is a high-demand residential area in Nueva Andalucía, bordering the town of San Pedro with brand new shops, supermarkets, cafés, restaurants, pharmacies and schools within walking distance. You are just a short drive from Puerto Banús, San Pedro Alcántara, the beach and several golf courses, making it very attractive for both residents and investors. If you are looking for a modern apartment in Nueva Andalucía at a competitive price, this is a great opportunity below current market value.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi  
Gym  
Near Church  
Restaurant On Site  
Access for people with reduced mobility

### Setting

Close To Golf  
Close To Sea  
Close To Town  
Close To Schools  
Town

### Furniture

Not Furnished

### Security

Gated Complex  
Entry Phone

### Orientation

South West

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Pool

Communal

### Garden

Communal

### Category

Investment  
Resale  
Bargain  
Distressed  
Luxury  
Contemporary  
Cheap