



## Middle Floor Studio for sale in Nueva Andalucía, Marbella

**257,000 €**Reference: R5249221   Bathrooms: 1   Build Size: 32m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Fully Furnished Studio in Nueva Andalucía – Ideal Investment Opportunity!

This recently renovated and fully furnished studio, located in the heart of Nueva Andalucía, presents an excellent opportunity for investors. Rented short term for the summer at €170 per night and fully booked throughout August, it already offers strong rental performance with proven demand.

The property features an open-plan layout with a modern, fully equipped kitchenette, a bright living area, and a stylish shower room. It is set within a secure community that offers communal parking and beautifully maintained gardens – perfect for relaxing and enjoying the sunshine.

Ideally situated just a short walk from top tennis and padel clubs, as well as a wide selection of restaurants, bars, and shops, this studio enjoys a privileged location. It's within walking distance to Puerto Banús and Centro Plaza via the soon-to-be-completed walkway, and just a quick drive to El Corte Inglés.

With its prime location, contemporary design, and excellent rental potential, this property represents a smart investment in one of the Costa del Sol's most desirable areas.

Contact us today for more information or to schedule a viewing!



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Lift	South West	Air Conditioning
Ensuite Bathroom		Cold A/C
Fitted Wardrobes		Hot A/C
WiFi		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Commercial Area	Excellent
Urban	Close To Golf	Recently Refurbished
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
		Kitchen-Lounge
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Private
		Communal
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Resale	
	Bargain	