



## GROUND FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN NUEVA ANDALUCÍA

Nueva Andalucía

**REF# R4713277 – 239.000€**

2  
Beds

1  
Baths

65 m<sup>2</sup>  
Built

10 m<sup>2</sup>  
Terrace

Great investment opportunity in Nueva Andalucía! We present this charming apartment in the sought-after area of La Campana, Nueva Andalucía. Partially renovated, this apartment features two bedrooms and one bathroom. One of its most outstanding features is its bright and spacious living room, where part of the terrace has been incorporated, expanding the living space and creating a cozy and modern atmosphere. The other part of the terrace remains covered and offers stunning views to the west, allowing you to enjoy spectacular sunsets. The apartment also boasts a fully equipped open-plan kitchen, and one of the bedrooms has built-in wardrobes. Additionally, the building has security cameras for your peace of mind. Recently, the Andalusian Regional Government has approved a 100% grant for the improvement and renovation of the building, offering an excellent opportunity for owners to benefit from these improvements at no cost. With a privileged location in Nueva Andalucía, this apartment is close to Puerto Banús, shops, public transport, nightlife, and the beach, yet it is located in a quiet area. This makes it an ideal option for both year-round living and generating high rental income. Don't miss out on this excellent investment opportunity. Contact us today for more information and to arrange a viewing.

