



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN NUEVA ANDALUCÍA

Nueva Andalucía

**REF# R5081611 – 350.000€**

1  
Beds

1  
Baths

109 m<sup>2</sup>  
Built

30 m<sup>2</sup>  
Terrace

Set in the heart of Nueva Andalucía, just moments from the prestigious Golf Valley, this bright and spacious apartment in Brisas de los Naranjos offers a prime investment opportunity in one of Marbella's most sought-after residential areas where touristic rentals are permitted. This charming 1-bedroom, 1-bathroom residence features panoramic views across the golf course and sits within a secure, gated community with lush communal gardens and a tranquil swimming pool. With 109 m<sup>2</sup> of built space and a generous 30 m<sup>2</sup> terrace, the apartment enjoys a seamless flow between indoor and outdoor living—perfect for enjoying the Mediterranean sun and surrounding greenery. The home includes underground parking and a storage room, with the added potential to convert the layout into a 2-bedroom apartment, enhancing its rental appeal and long-term value. Positioned within walking distance to world-class golf courses, restaurants, shops, and all the lifestyle amenities of Nueva Andalucía and Puerto Banús, this apartment is a smart blend of comfort, location, and potential.

