



GROUND FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN LA CAMPANA

La Campana

REF# R5200423 – 269.000€

2
Beds

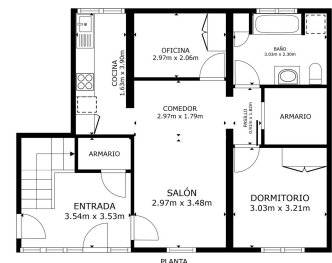
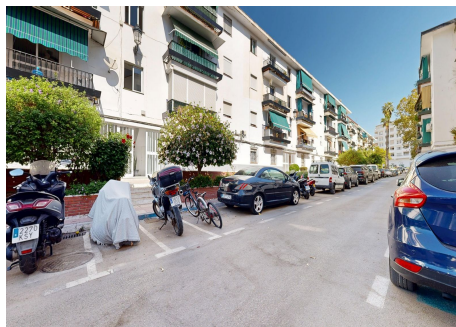
1
Baths

69 m²
Built

69 m²
Plot

Discover this fantastic opportunity in La Campana, Marbella: a furnished ground-floor apartment with 2 bedrooms and 1 full bathroom, ideal both for personal use and as an immediate rental investment. Main Features - Practical layout: two well-proportioned bedrooms and a full bathroom make this a comfortable home for couples, professionals, students, or as a holiday apartment. - Sold furnished, saving you time, effort, and money — you can rent it out from day one or move in without waiting for renovations. - Older-style property with great character and potential; with minimal investment in details such as painting, decoration, or cosmetic upgrades, its value and appeal can be significantly increased. - Ground floor, offering easy access, convenience, and everyday comfort. Located in La Campana, part of Nueva Andalucía, an area that has undergone a very positive transformation in recent years. - Traditionally a more modest neighbourhood, now in full revitalisation, with new residential developments, trendy cafés, restaurants, and local businesses. - Well connected, with nearby public transport and essential services such as supermarkets, shops, and pharmacies within easy reach. - Offers a local neighbourhood feel with charming community life, while still providing quick access to Marbella's more touristic areas. - Close to Puerto Banús, golf courses, and beaches — a growing hotspot for investors seeking appreciation potential. Key Advantages & Incentives - Ready to rent immediately, without the need for major furniture purchases.

or structural work, ensuring a faster return on investment. - Up-and-coming area, suggesting continued growth in both property values and rental demand. - No private parking space, which lowers the initial purchase cost — and although parking can be a consideration, La Campana offers several public parking areas nearby. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. VOA.



PLANTA

Matterport