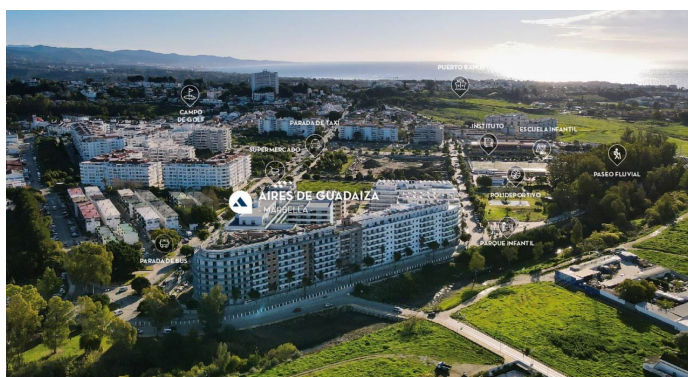


GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN NUEVA ANDALUCÍA

Nueva Andalucía

REF# R5228641 – 320.000€

2
Beds

2
Baths

86 m²
Built

14 m²
Terrace

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 m² 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.

