

Apartment in Nueva Andalucía

Reference: R5351053



Bedrooms: 2  
Status: Sale

Bathrooms: 2  
Property Type: Apartment

M<sup>2</sup>: 120  
Parking places: by request

Price: 409,500 €



Overview: Apartment with High Potential in Los Naranjos de Marbella Located in the prestigious Los Naranjos de Marbella development, this first-floor apartment features 2 bedrooms and 2 bathrooms, offering an exceptional opportunity for both investors and families. Key Features: Setting: Authentic Andalusian-style complex with mature gardens, located within a gated community with 24h security and concierge service. Amenities: Access to 2 communal swimming pools and the convenience of having a supermarket just 50m away. Condition: The property requires renovation, providing a blank canvas to add value and personalize to your taste. Investment Potential: This asset stands out for its high profitability and capital appreciation potential. Value Increase: Renovated apartments in this area command a market price 20% higher than unrenovated units. Rental Yield: Excellent rental track record with students from the prestigious Les Roches international school during the academic year, and high demand for holiday rentals in the summer. Strategic Location: Situated in a quiet, family-oriented area, it is perfect for permanent residents. The property is within walking distance to 4 schools, making daily life easy and convenient. Note: Traditional Andalusian architecture (no elevator). Don't miss this investment opportunity in one of Marbella's most sought-after areas. Contact us to arrange a viewing

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Features:

Golf, Pool, Air conditioning, Private garden, None, 24H Security, Parking, Holiday Home