



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**485,000 €**

Reference: R5203078    Bedrooms: 3    Bathrooms: 2    Build Size: 108m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

### Modern Unfinished Apartment in La Campana, Nueva Andalucía

This modern southeast-facing apartment offers excellent potential and natural light throughout. It features 3 bedrooms, 2 bathrooms, and a fully fitted kitchen with a utility room.

Ideally located, within walking distance to all amenities and just 2 km from the beach. A garage and storage room are included.

Currently, the property is rented to a reliable tenant at €2,300 per month, fully covered by insurance — ensuring no risk of non-payment.

A highly profitable investment, generating approximately €22,000 net profit per year after taxes — that's nearly €100,000 in just four years.



## Features:

### Features

Lift  
Near Transport  
Storage Room  
Gym

### Views

Mountain  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South East

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Golf  
Resale  
Contemporary

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage