+34 610 31 79 42 info@estepona-invest.es

[redacted] [redacted] Nueva Andalucía [redacted]: R5311447

[redacted]: 4 [redacted]: 3 M²: 101 [redacted]: 515 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted] [redacted]

[redacted]:We are pleased to present this exceptional corner apartment, perfectly situated in one of the most strategic and sought-after locations in Nueva Andalucía. Located on the first floor with a bright Southeast orientation, this property stands out for its natural light and its privileged position within a prestigious gated community. Location & Lifestyle: This property redefines convenience. Located just 800 meters from Puerto Banús, it allows you to enjoy the beach and luxury lifestyle within a short walk. With immediate access to the main road, connectivity is unbeatable: you can reach Puente Romano and the Golden Mile in just 6 minutes, or the heart of San Pedro de Alcántara in moments. Furthermore, top-tier international schools, supermarkets, and essential services are all within the immediate vicinity. Layout & Investment Potential: Originally a 3-bedroom unit, the property has been intelligently optimized into 4 bedrooms and 3 full bathrooms (adding an extra bathroom with a walk-in shower). This configuration makes it a high-yield rental machine, ideal for room-by-room rentals targeting professionals or students, with a proven track record of excellent performance. Key Features: Outdoor Living: The terrace has been recently enclosed with high-quality Lumon glazing (under warranty), providing a versatile extra living space to be enjoyed year-round. The Complex: A secure, gated community featuring 24-hour security, landscaped gardens, swimming pools, and a paddle tennis court. Versatility: While it is "ready-to-go" for investors looking for immediate rental income, its size and location also make it an ideal permanent home for a family. A solid investment in the heart of the Golden Triangle (Marbella - Nueva Andalucía - San Pedro). Contact us today to arrange a private viewing.

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