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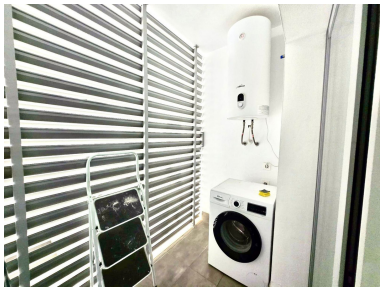
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Apartment in Nueva Andalucía

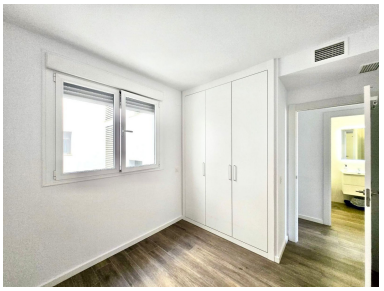
Reference: R5203078



Bedrooms: 3
Bathrooms: 2
M² Build size: 108
Price: 485,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an extraordinary investment opportunity in the heart of La Campana, Nueva Andalucía, southern Spain, with this captivating southeast-facing apartment. This modern residence, currently presented in an unfinished state, offers a unique blank canvas for the discerning investor or homeowner looking to infuse their personal style and elevate the property's inherent value. The current stage of development presents an unparalleled chance to customise finishes, select premium materials, and design a bespoke living space that truly reflects a vision of contemporary luxury. From the moment one steps inside, the thoughtful orientation ensures an abundance of natural light bathes every corner, creating a bright, airy, and inviting atmosphere throughout the day, significantly enhancing the living experience and contributing to overall well-being.

The apartment's generous layout is meticulously planned to accommodate a sophisticated lifestyle, featuring three well-proportioned bedrooms designed for comfort and privacy, alongside two elegantly appointed bathrooms. The structural integrity and modern design principles are already in place, awaiting the final touches to transform them into exquisite sanctuaries. A fully fitted kitchen, ready to be equipped with state-of-the-art appliances and customised to culinary preferences, seamlessly connects to a practical utility room, adding to the convenience and functionality of daily life. This careful consideration of space and utility ensures that the property is not only aesthetically pleasing but also exceptionally practical for residents.

Strategically positioned in La Campana, a vibrant and increasingly sought-after district within the prestigious Nueva Andalucía, this property boasts an enviable location that encapsulates the very best of the Costa del Sol lifestyle. Nueva Andalucía, often referred to as 'Golf Valley,' is renowned globally for its world-class golf courses, including Las Brisas, Aloha, and Los Naranjos, attracting golf enthusiasts from around the globe. Beyond its golfing credentials, the area offers an unparalleled quality of life, characterised by its lush landscapes, breathtaking mountain and sea views, and a thriving international community.

The convenience of this location is second to none, with all essential amenities, from gourmet restaurants and charming cafes to boutique shops, international schools, and top-tier healthcare facilities, situated within easy walking distance. This ensures that daily necessities and leisure activities are always within effortless reach, eliminating the need for constant reliance on transportation. Furthermore, the glistening shores of the Mediterranean Sea are merely 2 km away, allowing for impromptu beach trips and access to an array of watersports and beachfront dining experiences. The proximity to the glitzy Puerto Banús, with its luxury yachts, designer boutiques, and vibrant nightlife, as well as the charming old town of Marbella, further cements Nueva Andalucía's status as a prime residential and investment destination in southern Spain.

Adding to the property's allure and practical advantages, a dedicated garage space and a secure storage room are included. These invaluable features provide peace of mind regarding vehicle safety and offer ample additional space for personal belongings, seasonal items, or sporting equipment, which is a significant amenity in high-demand areas. These inclusions underscore the apartment's appeal to both owner-occupiers and long-term tenants who prioritise convenience and security.

However, the true distinction of this offering, particularly for the astute investor, lies in its immediate and robust income-generating potential. The property is currently rented to a reliable and carefully vetted tenant, commanding a substantial monthly income of €2,300. Crucially, this rental agreement is fully covered by comprehensive insurance, providing an unparalleled layer of financial security and completely mitigating any risk of non-payment. This arrangement translates into an entirely hassle-free investment, ensuring a consistent and predictable revenue stream from day one.

The financial projections for this investment are nothing short of impressive. After all taxes and operational costs, the property is poised to generate an approximate net profit of €22,000 per year. This outstanding annual return highlights the exceptional profitability and the strategic advantage of acquiring a property in a location with strong rental demand and capital appreciation potential. Projecting this further, such a lucrative income stream equates to nearly €100,000 in net profit over just four years. This remarkable return on investment firmly establishes the apartment as a highly profitable and secure asset, offering substantial financial growth and long-term stability within the dynamic and ever-desirable real estate market of Nueva Andalucía. This is more than just a home; it's a strategically positioned asset destined for significant capital appreciation and enduring rental success.

Features:

None, Pool, Air conditioning, Mountain views, Private garden, Lift, Parking, Holiday Home, Investment, Resale