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Apartment in Nueva Andalucía

Reference: R5474782



Bedrooms: 3
Bathrooms: 2
M² Build size: 110
Price: 460,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:Brand new! Elegant flat with a large glazed terrace in Jardines de Guadaiza Are you looking for a modern home to live in or a high-yield investment near Puerto Banús? This magnificent, brand-new flat in the sought-after Jardines de Guadaiza development offers a modern, efficient and comfortable lifestyle right in the heart of the Costa del Sol. (Price negotiable – reasonable offers welcome). OPPORTUNITY FOR INVESTORS (High Yield and Secure Rental Income): The area enjoys extremely high demand for long-term rentals throughout the year. • Excellent Return: Given the property type and specifications, the proven monthly rent in this development ranges from €2,200 to €2,400, offering a gross yield of up to 5.8 per cent. • Secure Rental Scheme: We have a strict protocol, based on our experience, to guarantee your complete peace of mind. We carry out a thorough screening process to identify the ideal tenant profile (guaranteed financial solvency, stable employment and high-calibre international tenants) to ensure the property is well looked after and that rent is collected on time from day one. • Abundant natural light: The interior design makes the most of the property's orientation, with large windows that flood every room with natural light. • Glazed terrace: An ideal space to enjoy all year round, with panoramic and partial sea views, equipped with power sockets and a water supply. • Perfect layout: 3 spacious bedrooms with fitted wardrobes and 2 fully fitted bathrooms. • Fully equipped separate kitchen, laundry area, private garage space and storage room included in the price. QUALITY AND ENERGY EFFICIENCY: • High-efficiency, low-energy building (solar panels and LED lighting in communal areas). • Impact-resistant soundproofing throughout the property for complete privacy. • Air conditioning fitted and top-quality finishes designed for maximum comfort. LUXURY FACILITIES (RESORT-STYLE): • Swimming pool with sun terrace on the building's roof terrace offering spectacular views. • Fully equipped gym, chill-out area and Social Club lounge for events. STRATEGIC LOCATION (Everything within easy reach): • On foot: State primary and secondary schools, supermarkets, chemists, pubs and restaurants. • By bike/on foot: Direct access via a cycle path to the beach (10 mins by bike / 30 mins on foot). • By car: Just 5 minutes from Puerto Banús, 10 minutes from Aloha College and 15 minutes from Marbella town centre.

Features:

None, New development, Pool, Air conditioning, Sea views, Lift, None, Parking