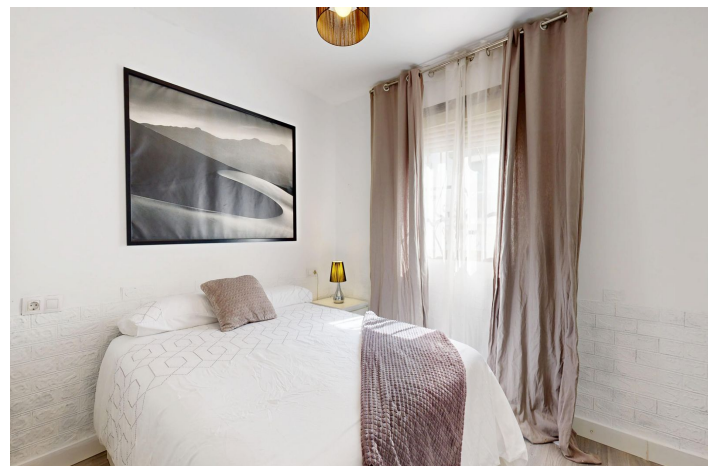
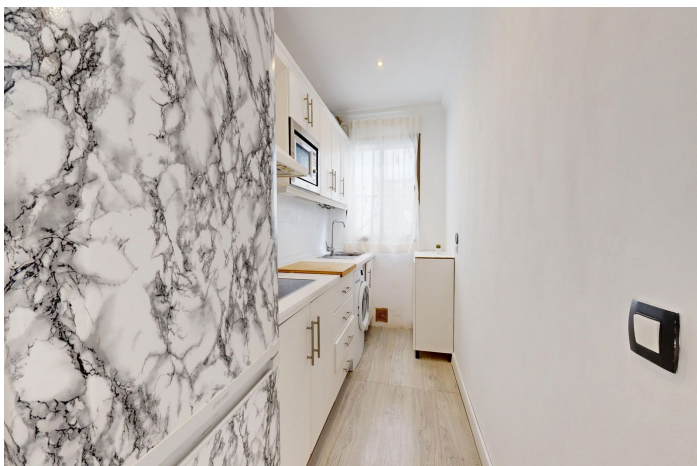




## Wohnung im Erdgeschoss zum Verkauf in Marbella

229.000 €

Referenz: R5200423 Schlafzimmer: 2 Badezimmer: 1 Grundstücksgröße: 69m<sup>2</sup> Garten: 69m<sup>2</sup>





## Costa del Sol, La Campana

Discover this fantastic opportunity in Rodeo Alto - La Campana, Marbella: a furnished ground-floor apartment with 2 bedrooms and 1 full bathroom, ideal both for personal use and as an immediate rental investment.

**Main Features**- Practical layout: two well-proportioned bedrooms and a full bathroom make this a comfortable home for couples, professionals, students, or as a holiday apartment.- Sold furnished, saving you time, effort, and money – you can rent it out from day one or move in without waiting for renovations.- Older-style property with great character and potential; with minimal investment in details such as painting, decoration, or cosmetic upgrades, its value and appeal can be significantly increased.- Ground floor, offering easy access, convenience, and everyday comfort. Located in La Campana, part of Nueva Andalucía, an area that has undergone a very positive transformation in recent years.- Traditionally a more modest neighbourhood, now in full revitalisation, with new residential developments, trendy cafés, restaurants, and local businesses.- Well connected, with nearby public transport and essential services such as supermarkets, shops, and pharmacies within easy reach.- Offers a local neighbourhood feel with charming community life, while still providing quick access to Marbella's more touristic areas.- Close to Puerto Banús, golf courses, and beaches – a growing hotspot for investors seeking appreciation potential.

**Key Advantages & Incentives**- Ready to rent immediately, without the need for major furniture purchases or structural work, ensuring a faster return on investment.- Up-and-coming area, suggesting continued growth in both property values and rental demand.- No private parking space, which lowers the initial purchase cost – and although parking can be a consideration, La Campana offers several public parking areas nearby. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. VOA.



## Eigenschaften:

### Merkmale

Wood Flooring

### Zustand

Gerecht

### Sicherheit

Alarmsystem

### Orientierung

Süd

### Möbel

Teil eingerichtet

### Klimakontrolle

Zentralheizung

### Küche

Voll Ausgerüstet