+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

## Apartment in Nueva Andalucía

Reference: R5411686

| | | | |
|---|---|---|---|
| Bedrooms: 3 | Bathrooms: 2 | M²: 100 | Price: 499,000 € |
| Status: Sale | Property Type: Apartment | Parking places: by request | Printing day : 2nd November 2026 |

Overview:Bright 3-Bedroom Apartment with Tourist Licence – La Campana, Nueva Andalucía, Marbella RENTED. NO VISITS Magnificent 6th-floor apartment for sale in one of the most sought-after urbanisations in Nueva Andalucía, Marbella. This spacious and bright exterior property offers excellent natural light and is perfectly located just minutes from Puerto Banús, the beach, golf courses, international schools, supermarkets and all amenities. Key Features 116 m² built | 100.57 m² useful 3 bedrooms 2 bathrooms Spacious living-dining room Fully equipped kitchen Terrace and balcony West orientation (beautiful afternoon sun) Fitted wardrobes Private garage (13.12 m²) Storage room (5.07 m²) Air conditioning 6th floor exterior with lift Additional Benefits Active tourist licence (licencia turística) – excellent rental potential in one of Marbella's highest-demand areas Modern urbanisation with communal pools, gardens and well-maintained common areas Excellent overall condition Location Privileged position in Nueva Andalucía, only a few minutes from Puerto Banús, the beach, golf courses, restaurants and shopping areas. Ideal ■both ■as ■a ■permanent ■family home and as a ■high-yield ■investment property. A ■unique opportunity ■to live or invest in ■one ■of the best ■residential ■areas ■of ■Marbella. Viewing ■highly ■recommended.

Features:

None, Pool, Air conditioning, Heating, Mountain views, Garden, Lift, None, Alarm system, Parking