



Middle Floor Studio for sale in Nueva Andalucía,  
Marbella

252,000 €

Reference: R5249221 Bathrooms: 1 Build Size: 32m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Fully Furnished Studio in Nueva Andalucía – Ideal Investment Opportunity!

This recently renovated and fully furnished studio, located in the heart of Nueva Andalucía, presents an excellent opportunity for investors. Rented short term for the summer at €170 per night and fully booked throughout August, it already offers strong rental performance with proven demand.

The property features an open-plan layout with a modern, fully equipped kitchenette, a bright living area, and a stylish shower room. It is set within a secure community that offers communal parking and beautifully maintained gardens – perfect for relaxing and enjoying the sunshine.

Ideally situated just a short walk from top tennis and padel clubs, as well as a wide selection of restaurants, bars, and shops, this studio enjoys a privileged location. It's within walking distance to Puerto Banús and Centro Plaza via the soon-to-be-completed walkway, and just a quick drive to El Corte Inglés.

With its prime location, contemporary design, and excellent rental potential, this property represents a smart investment in one of the Costa del Sol's most desirable areas.

Contact us today for more information or to schedule a viewing!



## Features:

### Features

Lift  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi

### Views

Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Private  
Communal