



## GROUND FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4723837 €149,000

BEDS

2

BATHS

1

BUILT

60 m<sup>2</sup>

TERRACE

18 m<sup>2</sup>

Charming Ground Floor Flat with Private Garden in Lower Campana\*\*

Discover this delightful ground floor apartment, perfect for those seeking comfort and convenience. Boasting 70 m<sup>2</sup> of constructed space with 60 m<sup>2</sup> usable, this property features two spacious bedrooms and a modern bathroom. Freshly renovated and ready for immediate move-in, this charming flat welcomes you with a bright open kitchen and ample living areas.

The double bedroom comes with a comfortable double bed, while the individual bedroom offers easy access and flexibility to suit your needs. The flat is outfitted with fitted wardrobes and air conditioning with a heat pump to keep you comfortable in any season.

Located in the sought-after lower Campana area, this apartment is just steps away from all amenities, ensuring you're never far from cafes, shops, and public transport. Enjoy your mornings or relax in the

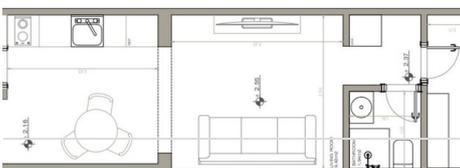
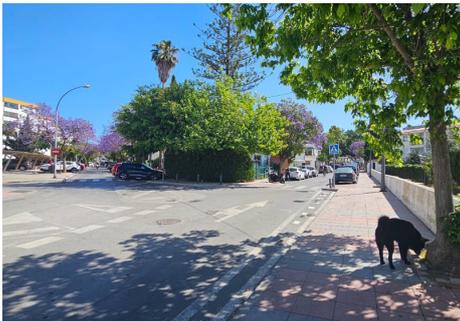
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*Marbella*

evenings in your private garden, a rare find in city living. Additional perks include parking right outside the apartment and access to a green area for leisurely strolls.

Built in 1979 and maintained in good condition, this property combines the charm of a well-established home with modern updates. The building also features a lift, and with its East-West orientation, you'll enjoy natural light throughout the day. Please note that the kitchen is empty and the house is unfurnished, allowing you to add your personal touch.

Don't miss the opportunity to make this lovely flat your new home. Experience comfort, style, and convenience all in one perfect package



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