



## GROUND FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN MARBELLA

📍 Marbella

REF# R5225566 €225,000

BEDS

2

BATHS

1

BUILT

50 m²

### 2-Bedroom Apartment – Investment Opportunity in Nueva Andalucía

Discover this apartment full of potential, ideally located in highly desirable Nueva Andalucía. Built in the 1970s, it offers a solid structure and an excellent foundation for a personalized renovation. This is a fantastic opportunity for investors or first-time buyers looking for a budget-friendly property on the Costa del Sol.

The current entrance is on the roadside, but it is possible to create an access through the patio, as several neighbouring apartments have already done, offering enhanced privacy and convenience.

The bathroom has been fully renovated to improve comfort. The kitchen is equipped and opens onto the patio. The rest of the apartment would benefit from modernisation, giving you the chance to transform it into a cozy, functional space—perfect for everyday living or rental income.

Viewings are available with 24 hours' notice, to respect the current occupant's schedule.

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