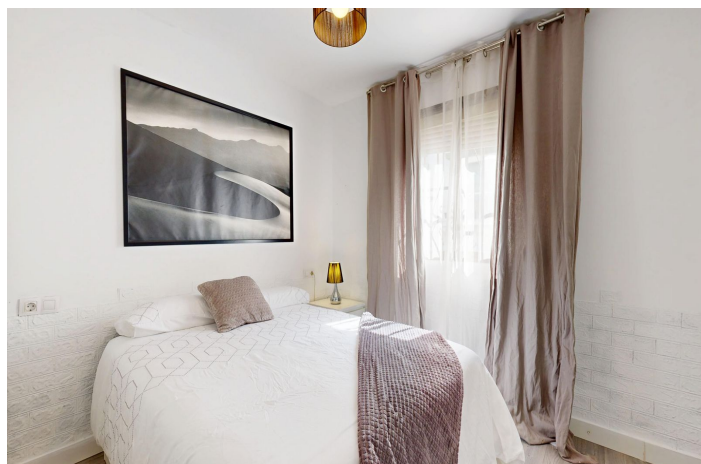
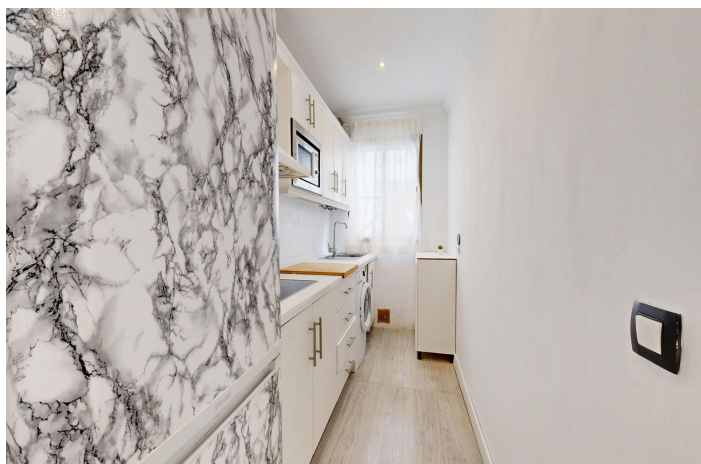




## Ground Floor Apartment for sale in La Campana, Marbella

269,000 €

Reference: R5200423    Bedrooms: 2    Bathrooms: 1    Plot Size: 69m<sup>2</sup>    Build Size: 69m<sup>2</sup>





## Costa del Sol, La Campana

Discover this fantastic opportunity in 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.



## Features:

### Features

Wood Flooring

### Condition

Fair

### Security

Alarm System

### Orientation

South

### Furniture

Part Furnished

### Energy Rating

E

### Climate Control

Central Heating

### Kitchen

Fully Fitted

### CO2 Emission Rating

E