

NUEVA ANDALUCÍA

460 000 €

R5474782

# Nueva Andalucía

| 3 | 2 | 110 m² | 42 m² |
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Brand new! Elegant flat with a large glazed terrace in Jardines de Guadaiza Are you looking for a modern home to live in or a high-yield investment near Puerto Banús? This magnificent, brand-new flat in the sought-after Jardines de Guadaiza development offers a modern, efficient and comfortable lifestyle right in the heart of the Costa del Sol. (Price negotiable – reasonable offers welcome). OPPORTUNITY FOR INVESTORS (High Yield and Secure Rental Income): The area enjoys extremely high demand for long-term rentals throughout the year. • Excellent Return: Given the property type and specifications, the proven monthly rent in this development ranges from €2,200 to €2,400, offering a gross yield of up to 5.8 per cent. • Secure Rental Scheme: We have a strict protocol, based on our experience, to guarantee your complete peace of mind. We carry out a thorough screening process to identify the ideal tenant profile (guaranteed financial solvency, stable employment and high-calibre international tenants) to ensure the property is well looked after and that rent is collected on time from day one. • Abundant natural light: The interior design makes the most of the property's orientation, with large windows that flood every room with natural light. • Glazed terrace: An ideal space to enjoy all year round, with panoramic and partial sea views, equipped with power sockets and a water supply. • Perfect layout: 3 spacious bedrooms with fitted wardrobes and 2 fully fitted bathrooms. • Fully equipped separate kitchen, laundry area, private garage space and storage room included in the price. QUALITY AND ENERGY EFFICIENCY: • High-efficiency, low-energy building (solar panels and LED lighting in communal areas). • Impact-resistant soundproofing throughout the property for complete privacy. • Air conditioning fitted and top-quality finishes designed for maximum comfort. LUXURY FACILITIES (RESORT-STYLE): • Swimming pool with sun terrace on the building's roof terrace offering spectacular views. • Fully equipped gym, chill-out area and Social Club lounge for events. STRATEGIC LOCATION (Everything within easy reach): • On foot: State primary and secondary schools, supermarkets, chemists, pubs and restaurants. • By bike/on foot: Direct access via a cycle path to the beach ■(10 ■mins ■by ■bike / ■30 ■mins ■on ■foot). • ■By car: ■Just ■5 minutes ■from ■Puerto Banús, ■10 ■minutes ■from ■Aloha College and ■15 ■minutes ■from ■Marbella ■town ■centre.

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