



**Property type :** Apartment

**Location :** La Campana

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :** No

**Orientation :** South

**House area :** 69 m<sup>2</sup>

**Plot area :** 69 m<sup>2</sup>

✓ Alarm system

✓ White goods

✓ Partially furnished

✓ Airconditioning

Discover this fantastic opportunity in Rodeo Alto - 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.



