

## Sols

### La Campana



Chambres: 2  
Statut: Vente

Salles de bains: 1  
Type de propriété: Sols

M<sup>2</sup>: 69  
Référence: R5200423

Prix: 229 000 €  
Publish date: 13.12.25

**Vue d'ensemble:** 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.

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Caractéristiques:

None