

# LA CAMPANA, NUEVA ANDALUCIA



bedrooms **3** bathrooms **2** built<sub>m2</sub> **114**

## WEST-FACING 3-BEDROOM APARTMENT ON THE THIRD FLOOR IN ALBATROS VII

Modern 3-bedroom apartment in the sought-after Albatros VII complex in La Campana, Nueva Andalucía. Located on the third floor and built in 2017, this bright and well-maintained home features a practical layout, a spacious living area, a fully fitted kitchen, and a west-facing balcony overlooking the peaceful inner courtyard.

With excellent community facilities, including rooftop pool, gardens, and underground parking, plus shops, restaurants, Puerto Banús, and the beach just minutes away, this property is ideal as both a permanent residence and a smart investment.

community 130€<sub>month</sub> garbage 23 € IBI 859 € for sale **415.000 €**

La Campana, Nueva Andalucia  
West-Facing 3-Bedroom Apartment on the Third Floor in  
Albatros VII

Welcome to this modern 3-bedroom apartment located on the third floor of the popular Albatros VII complex in La Campana, Nueva Andalucía built in 2017. This property is in very good condition, offering a clean, fresh, and move-in ready feel. It features a practical layout with 3 bedrooms, 2 bathrooms, one ensuite. Spacious and bright living room and a fully fitted kitchen. The living area leads directly out to a west-facing balcony that faces the quiet inner courtyard, making it a perfect spot to enjoy the afternoon sun.

Please note that the apartment is sold unfurnished, giving you a great opportunity to decorate it entirely to your own taste. Located in the heart of La Campana, you have everything you need right around the corner, including supermarkets, restaurants, cafes, schools, and parks. Puerto Banús and the beach are just a 5-minute drive away.

The community is well-maintained and offers great amenities, such as lush green gardens and a beautiful communal pool located on the roof terrace. An underground garage space is also included in the price. A great option for anyone looking for a comfortable, high-quality home or a solid investment in a central location

Reference	145627	Beds	3	Built m <sup>2</sup>	114
Type	Apartment	Baths	2	Interior m <sup>2</sup>	---
Location	La Campana, Nueva Andalucia	En-suite Baths	---	Terrace m <sup>2</sup>	---
		Guest Toilets	---	Plot m <sup>2</sup>	---
		Pax	---		
Pool	Communal	Community	130 € / month	Levels	---
Garden	Communal	Garbage	23 € / year	Floor	---
Garage	---	IBI	859 € / year	Orientation	West
Parking slots	---	Construct Year	2017	EPC	In Progress
		Renovation year	---		

For sale  
**415.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.





