

## Sales - Apartment - Reserva de Marbella

### 423.000€



**Ref.-ID: R5117023**

**Reserva de Marbella**

**Apartment**

**Community: 2,220 EUR / year**

**IBI: 1,000 EUR / year**



**2**



**2**



**120 m2**

Renovated Apartment in La Reserva de Marbella – Marbella East This modern 2-bedroom, 2-bathroom apartment, with approximately 90 m<sup>2</sup> of built area and a 20 m<sup>2</sup> terrace, is located in the exclusive La Reserva de Marbella development, close to the sea, golf courses, and all amenities. Ideal as an investment, vacation home, or permanent residence. The property has been completely renovated and is ready to move into or rent. It features a bright living room, a fully equipped open-plan kitchen, bedrooms with built-in wardrobes, and a private terrace overlooking the development's gardens. It also has a storage room, elevator, and double glazing. The development offers a communal pool, well-kept gardens, and gated security. It includes a private underground parking space and all utilities: water, electricity, and fiber optics. Strategic Location: • Just minutes from beaches, Cabopino, and golf courses • Excellent access to the center of Marbella and Malaga Airport Highlights: • South-facing with natural light all day • Ready to move into or rent as a vacation rental • Optional furniture to customize according to your needs • Available from October 1, 2025 A unique opportunity to enjoy the Costa del Sol in a modern, renovated apartment with great investment potential.

<b>Setting</b> <ul style="list-style-type: none"> <li>✔ Close To Shops</li> <li>✔ Close To Schools</li> <li>✔ Urbanisation</li> </ul>	<b>Orientation</b> <ul style="list-style-type: none"> <li>✔ West</li> </ul>	<b>Condition</b> <ul style="list-style-type: none"> <li>✔ Excellent</li> <li>✔ Recently Renovated</li> </ul>	<b>Pool</b> <ul style="list-style-type: none"> <li>✔ Communal</li> </ul>	<b>Climate Control</b> <ul style="list-style-type: none"> <li>✔ Air Conditioning</li> <li>✔ Central Heating</li> </ul>	<b>Views</b> <ul style="list-style-type: none"> <li>✔ Mountain</li> <li>✔ Panoramic</li> <li>✔ Garden</li> </ul>
<b>Features</b> <ul style="list-style-type: none"> <li>✔ Covered Terrace</li> <li>✔ Lift</li> <li>✔ Fitted Wardrobes</li> <li>✔ Near Transport</li> <li>✔ Private Terrace</li> <li>✔ Solarium</li> <li>✔ Satellite TV</li> <li>✔ WiFi</li> <li>✔ Tennis Court</li> <li>✔ Storage Room</li> <li>✔ Utility Room</li> <li>✔ Wood Flooring</li> <li>✔ Marble Flooring</li> <li>✔ Barbeque</li> <li>✔ Double Glazing</li> <li>✔ 24 Hour Reception</li> <li>✔ Restaurant On Site</li> <li>✔ Courtesy Bus</li> <li>✔ Basement</li> <li>✔ Fiber Optic</li> </ul>	<b>Furniture</b> <ul style="list-style-type: none"> <li>✔ Fully Furnished</li> </ul>	<b>Kitchen</b> <ul style="list-style-type: none"> <li>✔ Fully Fitted</li> </ul>	<b>Garden</b> <ul style="list-style-type: none"> <li>✔ Communal</li> </ul>	<b>Security</b> <ul style="list-style-type: none"> <li>✔ Electric Blinds</li> <li>✔ Entry Phone</li> <li>✔ Alarm System</li> <li>✔ 24 Hour Security</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>✔ Underground</li> <li>✔ Garage</li> <li>✔ Communal</li> <li>✔ Private</li> </ul>
<b>Utilities</b> <ul style="list-style-type: none"> <li>✔ Electricity</li> <li>✔ Drinkable Water</li> <li>✔ Telephone</li> </ul>	<b>Category</b> <ul style="list-style-type: none"> <li>✔ Golf</li> <li>✔ Holiday Homes</li> <li>✔ Investment</li> <li>✔ Luxury</li> </ul>				