## Sales - Apartment - Riviera del Sol

# 385.000€











**Ref.-ID: R5288461**

**Riviera del Sol**

**Apartment**

**Community: 972 EUR / year**

**IBI: 579 EUR / year**

**3** **2** **189 m2**

Immaculate 3-Bedroom Duplex with Private Garden, Sea Views & Exceptional Outdoor Living Welcome to this beautifully renovated and impeccably maintained 3-bedroom, 2-bathroom ground-floor duplex, perfectly positioned in one of the most peaceful corners of this sought-after community. Combining generous living spaces, modern finishes and superb outdoor areas, this home is ideal as a permanent residence, luxury holiday retreat or investment property. The entrance level features a welcoming hallway leading into a bright and spacious open-plan living and dining area that flows effortlessly onto a large terrace overlooking the beautifully landscaped gardens, swimming pool and the Mediterranean Sea. The contemporary fully fitted kitchen is both stylish and practical, while a generous double bedroom—currently used as a home office—and a modern family bathroom complete this level. Downstairs, you'll find two further double bedrooms, including a spacious principal suite with its own en-suite bathroom. Both bedrooms enjoy direct access to a second terrace and the property's beautifully renovated private garden, featuring lush lawns, mature planting, fruit trees and a dedicated laundry area—creating a wonderful space for relaxing, entertaining or enjoying the Costa del Sol lifestyle all year round. Wood laminate flooring throughout the living areas and bedrooms adds warmth and elegance, while the bathrooms and kitchen are finished with practical ceramic tiling. The gated community is exceptionally well maintained and offers beautifully landscaped subtropical gardens, expansive green areas and 2 superb communal swimming pools, creating a tranquil and exclusive environment. Despite its peaceful setting, the property is only a short drive from Marbella's finest beaches, renowned golf courses, tennis and paddle clubs, international schools, restaurants, shopping and all essential amenities. Short-term holiday rentals are permitted, making it an excellent opportunity for buyers seeking strong rental potential in one of Marbella East's most desirable residential areas. Indoor built area + terraces: 148m². Storage room: 6m². Community fees: €81 per month. IBI fees: €579 per year.

**Setting**
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South Facing
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Bargain
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale