

**Sales - Apartment - Reserva de Marbella**  
**346.000€**



**Ref.-ID: R5429311**

**Reserva de Marbella**

**Apartment**

**Community: 2,100 EUR / year**



**2**



**2**



**110 m2**

Charming Apartment in Marbella East with Sea Views and Premier Amenities Located in a quiet and secure residential area of Marbella East, this west-facing apartment offers a comfortable layout with excellent natural light and sunset views from its private terrace. Key Features Outdoor Space: Private, west-facing terrace enjoying afternoon and evening sun, featuring partial sea views. Location & Convenience: Situated in a highly accessible area just 8 minutes from Marbella center, 12 minutes from Puerto Banús, and 30 minutes from Malaga Airport. Walkability: Essential services, including a supermarket, local restaurants, schools, and the beach, are all within easy reach. Parking & Storage: The property is sold complete with a dedicated underground garage space and a private storage room. Community Amenities The apartment is situated within a well-maintained, gated community that provides a resort-like lifestyle while maintaining a peaceful atmosphere: 24-Hour Security: Fully gated complex with round-the-clock security for total peace of mind. Pools & Gardens: Access to 6 communal swimming pools set within expansive, manicured tropical gardens. On-Site Dining: A community restaurant located within the complex, open all year round for residents' convenience. Summary: This property is an ideal choice for those seeking a permanent residence, a holiday home, or an investment opportunity in a secure, well-connected, and tranquil part of Marbella. Middle Floor Apartment, Reserva de Marbella, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 110 m², Terrace 20 m². Setting : Close To Golf, Close To Shops, Close To Schools, Urbanisation. Orientation : West. Condition : Excellent. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea. Features : Covered Terrace, Near Transport, Private Terrace, Storage Room, Ensuite Bathroom. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Entry Phone, 24 Hour Security. Parking : Underground, Private. Utilities : Drinkable Water. Category : Resale.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><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></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>✓ Hot A/C</li><li>✓ Cold A/C</li></ul>   | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li></ul>                             |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not 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>✓ Gated Complex</li><li>✓ Entry Phone</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Private</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Drinkable Water</li></ul>                                                                                                     | <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>         |                                                                               |                                                                          |                                                                                                                                  |                                                                                                |