Sales - Apartment - Reserva de Marbella

339.000€











Ref.-ID: R5550784 **Reserva de Marbella** **Apartment**

Community: 1,800 EUR / year

2 **2** **133 m2**

Bright 134 m² apartment with glazed terrace and garden, La Reserva A beautifully kept 134 m² (built area) apartment in La Reserva de Marbella, with privileged views, a glazed terrace and a private-use garden, just 5 minutes' drive from Cabopino beach., 12 from Marbella centre and 35 from Málaga Airport. It sits on the second floor of a quiet gated community in East Marbella, facing west for natural light in the afternoon and spectacular sunsets. OUTDOOR SPACES TO ENJOY ALL YEAR ROUND ● 24 m² glazed terrace: fully enclosed with hot/cold air conditioning, it works as a second lounge, dining area, home office or playroom in winter and summer alike, without losing the views. ● Private-use garden: laid to lawn, with room for an outdoor dining table to eat al fresco and enjoy the views. INTERIOR AND EXTRAS ● Bright living-dining room and fitted kitchen, with elegant marble floors and integrated hot/cold air conditioning. ● 2 bedrooms and 2 bathrooms: the main bedroom with en suite bathroom and the second with its own full bathroom, ideal for children or guests. ● Parking space and storage room in the same building, perfect for bikes, suitcases or beach gear. THE DEVELOPMENT ● 24-hour security, several swimming pools, jacuzzis, extensive gardens and its own bar-restaurant: swim, stroll and have a drink without taking the car. RUNNING COSTS ● Community fees: €150/month | IBI (annual property tax): €580/year. Book a viewing and see the views for yourself. KEY FEATURES ● Second-floor apartment ● 134 m² built ● 2 bedrooms ● 2 bathrooms ● 24 m² glazed terrace ● Private-use garden ● Parking space and storage room included in the price ● Resale / good condition ● West-facing ● Built in 2006 EQUIPMENT ● Hot/cold air conditioning

Setting
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water