

**Sales - Apartment - Marbella**  
**242.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5012434**

**Marbella**

**Apartment**



**2**



**2**



**153 m2**

We offer this magnificent apartment for sale in the coastal town of Marbella, in the province of Málaga. Located on the ground floor of a residential building, it comprises a constructed area of 153.25 m<sup>2</sup>, comprising: a bright living-dining room leading to a beautiful 21.75 m<sup>2</sup> garden at the rear of the property, a fully fitted independent kitchen equipped with energy-efficient appliances, 2 full bathrooms with bathtubs, 2 bedrooms with built-in wardrobes for plenty of storage space, and a spacious 24.80 m<sup>2</sup> terrace. It also includes a garage space (23.63 m<sup>2</sup>) and a storage room (8.53 m<sup>2</sup>), included in the price. It is located in the Reserva de Marbella development, on the outskirts of the sought-after tourist resort of Marbella, 3 km from the beach and 14 km from the city center. From the A-7 and AP-7 motorways, you can access Málaga (60 km) and the Costa del Sol Airport (40 km). There are also regular bus services to the main tourist areas in the area. This tourist development offers many leisure options within the complex, such as sports facilities (tennis and paddle tennis courts), communal pools, jacuzzis, and spacious tropical gardens ideal for strolling, reading, or simply relaxing in the sun. The development is very close to several golf courses and the Cabopino Marina. It is the best place to enjoy the wonderful climate of the Costa del Sol and relax in a healthy and peaceful environment from the privacy of your home. Now is your chance to purchase your home at a great price and enjoy a well-deserved break in peace. Want to know more? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to change of price, sale, or withdrawal from the market. For more information, please do not hesitate to contact us. CONTACT US, WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not have to pay any fees for management or real estate advice. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price.