

**Sales - Apartment - Marbella**  
**412.000€**

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**Ref.-ID: R5117209**

**Marbella**

**Apartment**

**Community: 1,008 EUR / year**

**IBI: 663 EUR / year**

**Rubbish: 117 EUR / year**



**2**



**2**



**133 m2**

Fantastic opportunity to acquire a spacious ground floor apartment with a private garden and terrace, located in the prestigious and well-connected area of East Marbella. The property is situated close to the sea, supermarkets, restaurants, and all essential services, offering both comfort and an excellent location in one of Marbella's most sought-after coastal areas. Set within a gated community, the complex features a swimming pool, large communal gardens, a paddle tennis court, and a children's playground, perfect for enjoying a relaxed and family-friendly lifestyle. With a west-facing orientation, the apartment benefits from afternoon sun and a peaceful atmosphere, ideal for relaxing or entertaining. It offers a spacious living room with direct access to the terrace and garden, a fully equipped kitchen, two well-proportioned bedrooms, and two bathrooms, one of them en suite. Additional features include air conditioning, a private underground parking space, a storage room, and fitted wardrobes, making this a perfect property for permanent living, a holiday home, or a rental investment. Transferable Touristic license already in place for this property - This is a fantastic investment opportunity.

- Setting**
- ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Features**
- ✓ Lift
  - ✓ Near Transport
  - ✓ Paddle Tennis
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Wood Flooring

- Orientation**
- ✓ West

- Furniture**
- ✓ Not Furnished

- Condition**
- ✓ Recently Renovated

- Garden**
- ✓ Private

- Pool**
- ✓ Communal

- Security**
- ✓ Gated Complex

- Climate Control**
- ✓ Air Conditioning

- Parking**
- ✓ Communal

- Views**
- ✓ Garden