

Sales - Apartment - Reserva de Marbella
339.000€

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



Ref.-ID: R5264311

Reserva de Marbella

Apartment

Community: 2,124 EUR / year

IBI: 545 EUR / year

Rubbish: 186 EUR / year



2



2



110 m2

A very rare opportunity to acquire a true corner penthouse, with a very large roof solarium and permanent gazebo, set in a secluded and tranquil area of La Reserva de Marbella Fase II. Extraordinarily well-presented and in what can only be described as an 'almost as-new' condition, this property has been meticulously maintained to a very high standard and is offered by the original owner since new in 2006. East-facing with an abundance of natural light throughout, this immaculate 2-bedroom, 2-bathroom apartment includes a fully-fitted kitchen with high-end appliances, integrated heating and cooling air-conditioning system with Airzone zonal controls, and polished marble flooring. Located in a very generously-landscaped community and surrounded by nature, the views are across the undulating countryside and the hills that frame it, as well as the well-maintained gardens, and one of the two communal swimming pools. The ambience is one of complete tranquility, surrounded by nature: the sound of birdsong interspersed with the breeze rustling through the trees is ever-present throughout the year. Yet, all this is just 8-minutes' drive to some of the best beaches and protected sand dunes that Marbella has to offer at Cabopino; with its picturesque marina, lined with a wealth of renowned restaurants and bars. Equi-distance from the apartment is the more commercialised district of Elviria, with a choice of shops, supermarkets, banks, and some of the widest stretches of golden sands. With a dedicated underground parking space and a private storeroom, this is an excellent opportunity to purchase what is surely one of the best and most private apartments for sale in this area today. Viewing is highly recommended.

Setting ✔ Close To Golf ✔ Close To Forest ✔ Urbanisation	Orientation ✔ East	Condition ✔ Excellent	Pool ✔ Communal ✔ Children`s Pool	Climate Control ✔ Air Conditioning ✔ Hot A/C ✔ Cold A/C	Views ✔ Mountain ✔ Garden ✔ Pool ✔ Forest
Features ✔ Covered Terrace ✔ Lift ✔ Fitted Wardrobes ✔ Private Terrace ✔ Solarium ✔ WiFi ✔ Storage Room ✔ Ensuite Bathroom ✔ Marble Flooring ✔ Double Glazing ✔ Fiber Optic	Furniture ✔ Not Furnished	Kitchen ✔ Fully Fitted	Garden ✔ Communal	Security ✔ Gated Complex ✔ Entry Phone ✔ Alarm System ✔ 24 Hour Security ✔ Safe	Parking ✔ Underground ✔ Garage ✔ Private
Utilities ✔ Electricity ✔ Drinkable Water	Category ✔ Resale				