

Sales - Apartment - Reserva de Marbella
280.000€

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



Ref.-ID: R5369110

Reserva de Marbella

Apartment

Community: 2,100 EUR / year

IBI: 488 EUR / year

Rubbish: 90 EUR / year



2



1



78 m2

TOP-FLOOR APARTMENT WITH RENOVATION POTENTIAL IN A TOP LOCATION This top-floor apartment in the sought-after Eden Hill urbanisation offers a rare opportunity to create your ideal holiday home or investment property in one of Marbella's most peaceful green areas. Set in a quiet and well-maintained community, the apartment enjoys an elevated position with beautiful open views from the living room and private terrace — stretching all the way to the sea, Gibraltar, and even Africa on clear days. The property features 2 bedrooms and 1 bathroom, with a bright living area that benefits from natural light and airflow throughout the day. The south-east facing terrace is perfect for morning sun and relaxed outdoor living. While the apartment is in need of renovation, it offers excellent potential to add value and personalise the space to your taste — making it an ideal project for buyers looking to invest in Marbella at an attractive price point. Key Features Top floor apartment with great natural light 2 bedrooms, 1 bathroom Private south-east facing terrace Open views to sea, Gibraltar & Africa Quiet, green urbanisation Street parking available Strong renovation & value-add potential ? Location Highlights Just 2 km to sandy beaches with beach bar & restaurant Only 12 km to Marbella centre Close to golf courses, supermarkets & amenities Easy access to the coast road and Málaga Airport ? Ideal For Holiday home in Marbella Investment with renovation upside Buyers seeking tranquility close to the coast Top Floor Apartment, Reserva de Marbella, Costa del Sol. 2 Bedrooms, 1 Bathroom, Built 78 m². Setting : Commercial Area, Close To Golf, Close To Shops, Close To Schools. Orientation : North East, South East. Condition : Fair, Renovation Required. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Forest. Features : Fitted Wardrobes, Near Transport, Private Terrace, Marble Flooring, Fiber Optic. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex. Parking : Communal. Utilities : Electricity. Category : Bargain, Cheap, Holiday Homes, Resale.

Setting

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools

Orientation

- ✓ North East
- ✓ South East

Condition

- ✓ Fair
- ✓ Renovation Required

Pool

- ✓ Communal
- ✓ Children`s Pool

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Views

- ✓ Forest

Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Fiber Optic

Furniture

- ✓ Not Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Communal

Security

- ✓ Gated Complex

Parking

- ✓ Communal

Utilities

- ✓ Electricity

Category

- ✓ Bargain
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Resale