

## Sales - Apartment - Marbella

# 445.000€

**Marbella**

**Apartment**

**Community: 1,404 EUR / year IBI: 689 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**



**95 m2**

Discover a fantastic apartment for sale in one of the most convenient developments in Marbella, just a minute's walk from Alicate Beach. This recently renovated ground floor apartment features 95 m<sup>2</sup> of well-designed spaces (75 m<sup>2</sup> usable area), with a spacious 10 m<sup>2</sup> terrace and a private garden of over 70 m<sup>2</sup>, ideal for enjoying Marbella's incredible climate. The property is distributed in two spacious bedrooms with fitted wardrobes and two modern bathrooms. A bright open-concept living-dining room connects seamlessly with the terrace and the outside garden, creating the perfect setting for family gatherings or simply relaxing in the tranquility of your own private garden. The apartment is equipped with modern amenities, including an air conditioning system and an alarm system for added comfort and security. The development offers excellent communal areas, such as well-maintained swimming pools and lush gardens, providing a serene environment to unwind. Its unbeatable location, just a few steps from the beach and close to all the services and amenities of Marbella, makes this property an exceptional opportunity for those looking for a combination of luxury, comfort and convenience. The price includes a parking space and a storage room. Don't miss the opportunity to acquire a piece of paradise on the Costa del Sol!

### Setting

- ✓ Town
- ✓ Close To Sea

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Orientation

- ✓ East
- ✓ South

### Views

- ✓ Garden

### Garden

- ✓ Communal
- ✓ Private

### Condition

- ✓ Excellent

### Features

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room

### Security

- ✓ Alarm System

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Garage









































