

## Sales - Apartment - El Rosario

**299.000€**

**El Rosario**

**Apartment**

**Community: 780 EUR / year**

**IBI: 400 EUR / year**

**Rubbish: 194 EUR / year**



**2**



**1.5**



**80 m2**

Cozy Beach Side apartment within walking distance of the beach Beach side apartment on the first floor (elevator available) with a view of the communal pool and cozy balcony. 5 minutes walk (480m) from one of the best beaches of Marbella and 5 km drive from the center of Marbella. Close to several well-known supermarkets, convenience store, pharmacies, (beach) restaurants and bars. Easily accessible with excellent parking. The house has 2 bedrooms and 1.5 bathrooms with a capacity for 4 people. The living room has a 55" smart TV and of course fast WIFI! New, nice kitchen (2023) with electric hob, oven, microwave, fridge freezer, dishwasher, Nespresso machine and kettle. The apartment is located in a quiet urbanization in a very good location on the beach side. All amenities are within walking distance. Within walking distance there is the beautiful beach where you can walk for miles and enjoy the beautiful nature. And of course you can have a drink and a bite to eat from time to time at very nice beach bars and fantastic restaurants, such as Bono Beach, Copacabana, Luuma Beach, Dune Beach Marbella and Nosso Beach. Everything within walking distance! Besides the fact that you can enjoy the apartment yourself, it is an excellent investment and very easy to rent out through the available rental license. Garage space in the parking basement optional.

























GROSS INTERNAL AREA  
FLOOR 1: 89 m<sup>2</sup>; EXCLUDED AREAS:  
BALCONY: 8 m<sup>2</sup>  
TOTAL: 97 m<sup>2</sup>

ALL AREAS APPROXIMATE AND APPROXIMATE, ACTUAL MAY VARY.