

**Sales - Apartment - Marbella**  
**520.000€**



**Ref.-ID: MIBGR5351494**

**Marbella**

**Apartment**

**Community: 1,464 EUR / year**

**IBI: 533 EUR / year**



**3**



**2**



**136 m2**

Completely renovated apartment in 2018 in La Cañada Urbanization, ready to move in. Discover this magnificent 136 m<sup>2</sup> renovated apartment, designed for families seeking comfort, quality, and an exclusive setting. Located in one of the best residential complexes in the area. YOUR NEW HOME: - 3 bedrooms, including a master suite and 2 full bathrooms. - High-end, fully equipped open-plan kitchen. - 15 m<sup>2</sup> covered terrace with double-glazed windows, ideal for year-round enjoyment. CLIMATE CONTROL: - Ducted hot/cold air conditioning. - Class A hybrid electric water heater (low consumption). EXTRAS: - Parking space and storage room included. - Option to purchase fully furnished. SPECTACULAR VIEWS: - West-facing with panoramic views of the pool, La Concha beach, and the sea. PREMIUM URBANIZATION, a complex designed for the enjoyment of the whole family with top-notch facilities: - 2 adult pools and 2 children's pools. - 3 paddle tennis courts. - 2 playgrounds. FINANCIAL DETAILS: - Property Tax (IBI): €533 per year COMMUNITY FEES: - €122 per month Middle Floor Apartment, Marbella, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 136 m<sup>2</sup>, Terrace 15 m<sup>2</sup>. Setting : Commercial Area, Close To Golf, Close To Shops, Close To Town, Close To Schools, Urbanisation. Orientation : South. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Mountain, Panoramic, Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Staff Accommodation, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex. Parking : Underground, Garage, Covered, Private. Category : Resale.

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|---|--|--|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>        | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>       | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Garden</li> </ul>        |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Paddle Tennis</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Staff Accommodation</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Part Furnished</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                          | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Private</li> </ul> |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>   |  |  |  |   |   |