

**Sales - Apartment - Reserva de Marbella**  
**299.000€**



**Ref.-ID: MIBGR5361961**

**Reserva de Marbella**

**Apartment**

**Community: 2,220 EUR / year**

**IBI: 565 EUR / year**

**Rubbish: 184 EUR / year**



**2**



**2**



**102 m2**

Please note: Some of the images shown are photorealistic renderings (CGI) intended to showcase the full potential and design possibilities of the property. Prime Living in Marbella East: Sunset Views & 24h Security This middle-floor apartment offers a seamless blend of comfort and strategic location. Situated in a quiet, upmarket area of Marbella East, this property is designed for those seeking a high-quality lifestyle with all amenities at their doorstep. Property Features West Facing: Perfectly positioned to capture the afternoon sun and evening sunsets. 2 Bedrooms: Well-proportioned rooms offering privacy and comfort. Added Value: The sale includes a dedicated underground parking space and a private storage unit. Premium Community Amenities The urbanization stands out for its high level of service: 24-Hour Security: Controlled access and round-the-clock surveillance for total peace of mind. On-Site Restaurant: Enjoy the rare luxury of a residents' restaurant just steps from your door. Tranquil Setting: Located in a peaceful residential pocket surrounded by lush, landscaped gardens. Strategic Location Beach: 5-minute drive to the best beaches in Marbella. Marbella Town: 10 minutes from the historic center and shopping districts. Airport: Only 30 minutes from Málaga Airport. Convenience: Immediate access to supermarkets, international schools, and sports facilities. Middle Floor Apartment, Reserva de Marbella, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 102 m<sup>2</sup>, Terrace 23 m<sup>2</sup>. Setting : Close To Forest, Urbanisation. Orientation : West. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Basement. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Entry Phone. Parking : Underground, Garage. Utilities : Electricity, Drinkable Water. Category : Resale.

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|--|---|--|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ West</li> </ul>        | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</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>✓ 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>✓ Private Terrace</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not 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> <li>✓ Entry Phone</li> </ul>                           | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>         |  |  |   |   |