

**Sales - Apartment - Reserva de Marbella**  
**329.000€**

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**Ref.-ID: MIBGR5343970**

**Reserva de Marbella**

**Apartment**

**Community: 1,764 EUR / year**

**IBI: 650 EUR / year**

**Rubbish: 180 EUR / year**



**2**



**2**



**104 m2**

This is a rare opportunity to acquire a bargain property in East Marbella, ideally located within walking distance of the beach, shops, and restaurants. Superb build quality, offering over 100m2 of living space. It comprises two spacious bedrooms, en-suite master bathroom, guest bathroom and a generously proportioned dining and living area, that opens directly onto a private terrace. The well-positioned west-facing terrace enjoys lovely views over the tropical gardens, communal swimming pools, and sea in the distance - perfect for relaxing and enjoying the afternoon and evening sun. The community features five communal swimming pools, underground parking and storage, with very reasonable community fees. Fantastic location, walking distance to a host of amenities, highlighted by the beautiful Cabopino Marina. Additionally, La Cala de Mijas, Riviera del Sol, Calahonda, Cabopino and Elviria are all within a 5 minute car journey, offering an excellent variety of restaurants, beach clubs, and cafés This particular property lends itself quite well to some cosmetic updates, presenting an excellent opportunity to add value and personalise the space to your taste. A superb investment or holiday home in Marbella at a competitive price—early viewing is highly recommended.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Urbanisation</li></ul>   | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li><li>✓ West</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>       | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li></ul>          | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <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>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>             | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                         | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li><li>✓ Safe</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li></ul>                       |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Bargain</li><li>✓ Holiday Homes</li><li>✓ Investment</li></ul>   |  |   |  |  |  |