

## Sales - Apartment - Reserva de Marbella

**339.000€**

**Reserva de Marbella**

**Apartment**

**Community: 2,124 EUR / year IBI: 545 EUR / year**

**Rubbish: 186 EUR / year**



**2**



**2**



**110 m2**

A very rare opportunity to acquire a true corner penthouse, with a very large roof solarium and permanent gazebo, set in a secluded and tranquil area of La Reserva de Marbella Fase II. Extraordinarily well-presented and in what can only be described as an 'almost as-new' condition, this property has been meticulously maintained to a very high standard and is offered by the original owner since new in 2006. East-facing with an abundance of natural light throughout, this immaculate 2-bedroom, 2-bathroom apartment includes a fully-fitted kitchen with high-end appliances, integrated heating and cooling air-conditioning system with Airzone zonal controls, and polished marble flooring. Located in a very generously-landscaped community and surrounded by nature, the views are across the undulating countryside and the hills that frame it, as well as the well-maintained gardens, and one of the two communal swimming pools. The ambience is one of complete tranquility, surrounded by nature: the sound of birdsong interspersed with the breeze rustling through the trees is ever-present throughout the year. Yet, all this is just 8-minutes' drive to some of the best beaches and protected sand dunes that Marbella has to offer at Cabopino; with its picturesque marina, lined with a wealth of renowned restaurants and bars. Equi-distance from the apartment is the more commercialised district of Elviria, with a choice of shops, supermarkets, banks, and some of the widest stretches of golden sands. With a dedicated underground parking space and a private storeroom, this is an excellent opportunity to purchase what is surely one of the best and most private apartments for sale in this area today. Viewing is highly recommended.

### Setting

- Close To Golf
- Close To Forest
- Urbanisation

### Orientation

- East

### Condition

- Excellent

### Pool

- Communal
- Children's Pool

### Climate Control

- Air Conditioning
- Hot A/C
- Cold A/C

### Views

- Mountain
- Garden
- Pool
- Forest

### Features

- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Storage Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- Fiber Optic

### Furniture

- Not Furnished

### Kitchen

- Fully Fitted

### Garden

- Communal

### Security

- Gated Complex
- Entry Phone
- Alarm System
- 24 Hour Security
- Safe

### Parking

- Underground
- Garage
- Private

### Utilities

- Electricity
- Drinkable Water

### Category

- Resale































