

## Sales - Apartment - Marbella

# 420.000€

**Marbella**

**Apartment**



2



2



100 m2

Aquí tienes la versión en inglés, utilizando terminología profesional inmobiliaria para atraer tanto a clientes internacionales como a inversores. OPPORTUNITY IN BELLO HORIZONTE: PEACE AND PROXIMITY TO MARBELLA CENTER We present this bright apartment, top floor only 1 floor by stairs, located in the Bello Horizonte residential area, a consolidated and strategic location just 5 minutes by car from Marbella city center. Situated within an exclusive and quiet community of only 40 neighbors, perfect for those seeking privacy and comfort. DISTRIBUTION AND FEATURES: Interior Space: 85 m2 of living area plus a 10 m2 private terrace. Bedrooms: 2 spacious bedrooms with excellent natural light. Bathrooms: 2 full bathrooms. Orientation: East-facing (morning sun), ensuring a bright and cool home during the afternoons. Floor: First floor in a low-density building with a family-friendly atmosphere. INCLUDED EXTRAS: Private parking space and storage room included in the price. Community features: Gated complex with a swimming pool and well-maintained green areas. INVESTMENT AND RUNNING COSTS: This property is an excellent choice for both a permanent residence or a buy-to-let investment due to its low maintenance costs and high rental demand in the area. Community Fees: 95 Euros / month. IBI (Property Tax): 600 Euros / year. Rubbish Tax: 90 Euros / semester. A real market opportunity based on its typology and prime location. Contact us today to arrange a viewing.

### Setting

- ✓ Town
- ✓ Suburban
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Investment
- ✓ Resale

### Orientation

- ✓ East
- ✓ South

### Views

- ✓ Country
- ✓ Garden
- ✓ Urban

### Security

- ✓ Gated Complex

### Condition

- ✓ Good

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room

### Parking

- ✓ Underground

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water





























25