

## Sales - Apartment - Marbella

# 495.000€

**Marbella**

**Apartment**

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

**IBI: 533 EUR / year**



Beautiful renovated apartment located in the La Cañada area of Marbella, ideal for families seeking comfort, quality, and a prime location within a highly sought-after residential community. The property features 3 bedrooms, including a master suite, and 2 full bathrooms, as well as a modern, fully equipped open-concept kitchen designed for everyday living and entertaining. It features a pleasant 15 m<sup>2</sup> covered terrace with double-glazed windows, perfect for year-round use. The home is equipped with ducted air conditioning (heating and cooling) and a low-energy hybrid electric water heater. It includes a garage space and storage room, with the option to purchase it fully furnished. The west-facing orientation provides natural light in the afternoon and beautiful views of the pool, La Concha, and the sea. The community offers excellent common areas with 2 adult pools, 2 children's pools, 3 paddle tennis courts, and 2 playgrounds in a comfortable, well-maintained setting close to all amenities in the La Cañada area of Marbella—ideal both as a primary residence and as an investment.

### **Pool**

- ✓ Communal
- ✓ Children's Pool

### **Climate Control**

- ✓ Air Conditioning

### **Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic

### **Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Storage Room

### **Garden**

- ✓ Communal

### **Security**

- ✓ Gated Complex

### **Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private



















