

**Sales - Apartment - Marbella**

**520.000€**

## Marbella

## Apartment

Community: 1,464 EUR / year

IBI: 533 EUR / year



3



2



136 m2

Completely renovated apartment in 2018 in La Cañada Urbanization, ready to move in. Discover this magnificent 136 m<sup>2</sup> renovated apartment, designed for families seeking comfort, quality, and an exclusive setting. Located in one of the best residential complexes in the area. YOUR NEW HOME: - 3 bedrooms, including a master suite and 2 full bathrooms. - High-end, fully equipped open-plan kitchen. - 15 m<sup>2</sup> covered terrace with double-glazed windows, ideal for year-round enjoyment. CLIMATE CONTROL: - Ducted hot/cold air conditioning. - Class A hybrid electric water heater (low consumption). EXTRAS: - Parking space and storage room included. - Option to purchase fully furnished. SPECTACULAR VIEWS: - West-facing with panoramic views of the pool, La Concha beach, and the sea. PREMIUM URBANIZATION, a complex designed for the enjoyment of the whole family with top-notch facilities: - 2 adult pools and 2 children's pools. - 3 paddle tennis courts. - 2 playgrounds. FINANCIAL DETAILS: - Property Tax (IBI): €533 per year COMMUNITY FEES: - €122 per month Middle Floor Apartment, Marbella, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 136 m<sup>2</sup>, Terrace 15 m<sup>2</sup>. Setting : Commercial Area, Close To Golf, Close To Shops, Close To Town, Close To Schools, Urbanisation. Orientation : South. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Mountain, Panoramic, Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Staff Accommodation, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex. Parking : Underground, Garage, Covered, Private. Category : Resale.

### Setting

- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

### Orientation

- ✓ South

### Condition

- ✓ Good

### Pool

- ✓ Communal
- ✓ Children`s Pool

### Climate Control

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

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Staff Accommodation
- ✓ Fiber Optic

### Furniture

- ✓ Part Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Communal

### Security

- ✓ Gated Complex

### Parking

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

### Category

- ✓ Resale



















