

## Sales - Apartment - Reserva de Marbella

# 280.000€

Reserva de Marbella

Apartment

Community: 2,100 EUR / year IBI: 488 EUR / year

Rubbish: 90 EUR / year



2



1



78 m2

TOP-FLOOR APARTMENT FOR SALE IN MARBELLA WITH SEA VIEWS & RENOVATION POTENTIAL Located in the sought-after Eden Hill urbanisation in Marbella, this top-floor apartment offers an excellent opportunity to create a stylish holiday home, permanent residence, or investment property on the Costa del Sol. Set within a peaceful and well-maintained gated community surrounded by greenery, the property enjoys an elevated position with beautiful panoramic views from the living room and private terrace — including views of the Mediterranean Sea, Gibraltar, and even Africa on clear days. The apartment features 2 bedrooms and 1 bathroom, along with a bright and airy living space filled with natural light throughout the day. The south-east facing terrace is ideal for enjoying the morning sun, outdoor dining, and relaxing in Marbella's year-round climate. Although the property requires renovation, it offers fantastic potential to increase value and personalise the apartment to your own style and standards. This makes it an excellent opportunity for investors, holiday home buyers, or anyone searching for an affordable property in Marbella with strong upside potential. **PROPERTY HIGHLIGHTS** • Top-floor apartment in Marbella • Sea, Gibraltar & Africa views • Located in the popular Eden Hill urbanisation • 2 bedrooms & 1 bathroom • Bright living area with natural light • South-east facing terrace • Quiet green surroundings • Excellent renovation & investment opportunity • Ideal holiday home on the Costa del Sol • Attractive price point for Marbella A fantastic opportunity to invest in Marbella real estate and create a beautiful home in one of the Costa del Sol's most desirable locations. Top Floor Apartment, Reserva de Marbella, Costa del Sol. 2 Bedrooms, 1 Bathroom, Built 78 m<sup>2</sup>. Setting : Commercial Area, Close To Golf, Close To Shops, Close To Schools. Orientation : North East, South East. Condition : Fair, Renovation Required. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Forest. Features : Fitted Wardrobes, Near Transport, Private Terrace, Marble Flooring, Fiber Optic. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex. Parking : Communal. Utilities : Electricity. Category : Bargain, Cheap, Holiday Homes, Resale.

### Setting

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

### Climate Control

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

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity

### Orientation

- ✓ North East
- ✓ South East

### Views

- ✓ Forest

### Garden

- ✓ Communal

### Category

- ✓ Bargain
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Resale

### Condition

- ✓ Fair
- ✓ Renovation Required

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Fiber Optic

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal
- ✓ Children`s Pool

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Communal























