

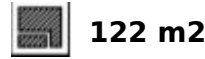
**Ref.-ID: MIBGR5347357**

**Marbella**

**Apartment**

**Community: 1,560 EUR / year**

**Rubbish: 670 EUR / year**



Exclusive ground-floor apartment on Marbella's Golden Mile Situated in the prestigious Las Lomas development of the Marbella Club, this elegant ground-floor apartment is located in one of Marbella's most sought-after areas, just 2 km from Puerto Banús and the renowned Puente Romano beach. Its prime location, a mere 500 metres from Epic by Fendi and Design Hills — where Dolce & Gabbana's new luxury developments are taking shape — makes it an excellent investment opportunity. The property forms part of a high-end residential complex, notable for its tranquillity, 24-hour security and concierge service (from 8:00 am to midnight, and 24 hours a day during the summer months). The development features well-maintained tropical gardens and attractive communal swimming pools. The apartment features a cosy entrance hall leading to a modern, fully fitted kitchen with top-of-the-range appliances (Bosch and Smeg). The spacious and bright living-dining room provides an ideal space for relaxation and socialising. It comprises two bedrooms with fitted wardrobes and two full bathrooms, one of which is en suite. The property is complemented by a magnificent 44 m<sup>2</sup> terrace, with direct access from the kitchen, living room and both bedrooms, perfect for enjoying the Mediterranean climate. It is sold fully furnished and equipped, ready to move into. Key features include: Daikin inverter air conditioning throughout the property Translated with DeepL.com (free version)

**Setting**

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Urbanisation

**Climate Control**

- ✓ Central Heating

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South West

**Views**

- ✓ Mountain

**Garden**

- ✓ Communal

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Underground















