Sales - Apartment - Bahía de Marbella

750.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5498293 **Bahía de Marbella** **Apartment**

Community: 3,000 EUR / year **IBI: 1,400 EUR / year** **Rubbish: 175 EUR / year**

3

2.5

135 m2

THREE MINUTES' WALK TO THE BEACH Beachside apartment in East Marbella, five minutes' walk to Aldi. First floor, in Bahía de Marbella, within a gated community with 24-hour security, where neighbours know each other. Both en-suite bedrooms look out over the pool area and mature gardens. Two pools, padel, basketball, table tennis, and gardens and paths kept to hotel standard. A SOUTH-FACING LIVING ROOM WITH TWO ENCLOSED TERRACES The space is here. The community was built in 1999, and they don't build like this anymore. The living room is large and full of light, with sliding glass doors on either side onto two interconnected terraces that overlook a quiet, tree-lined street. The separate kitchen has an adjoining laundry/utility area. The guest toilet originally had a shower, and the pre-installation is still in place. The property is in good condition and has had the same owner since 2002. Accessible interior, with a lift to all floors, a private underground parking space and a store room. THREE BEDROOMS ON THE TITLE DEED Currently configured as a two-bedroom apartment. You could revert to the original floorplan and split the primary suite into two bedrooms. Or convert the kitchen into the third bedroom and create an open-plan kitchen in the living room, with your dining area on one of your two terraces. By installing the shower back in the guest toilet, you would have a third bathroom that could serve the third bedroom as well as guests. That makes three bedrooms and three bathrooms, subject to the relevant licences. The AI renders give you ideas of how it could look and are illustrative only.

Setting
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Resale

Communal
Jardines co

Communal po
Zona de piscina c

View from south-f
Vistas desde la terraz

Large bright south
Amplio y luminoso salo

AI-generated visualisa
purposes
Render generado con IA

Equipped
Cocina eq

AI-generated visualisa
purposes
Render generado con IA

Very spacious p
Dormitorio princip

AI-generated visualis
purpose
Render generado con I

Guest bedroom
Dormitorio de i
baño en

AI-generated visualisa
purposes
Render generado con IA

South-facing Terrace #1
Terraza 1, orientada al sur,

AI-generated visualis
purpose
Render generado con I

South-facing Terrace #2
Terraza 2, orientada al sur,

AI-generated visualisa
purposes
Render generado con IA.

Entry foyer &
Recibidor y

AI-generated visualis
purpose
Render generado con IA

Primary
Baño en suit

AI-generated visualis
purpose
Render generado con I

Guest bedro
Baño en suite

AI-generated visualis
purpose
Render generado con I

Guest toilet with showe
Aseo de invitados con p
ducha

AI-generated visualisa
purposes
Render generado con IA

AI-generated visualisa
purpose
Render generado con IA

AI-generated visualis
purpose
Render generado con I

Communal garde
Jardines y sender

Communal garden
Jardines y sendero

Communal ping
Mesa de ping-pon

Communal pade
Pista de pádel

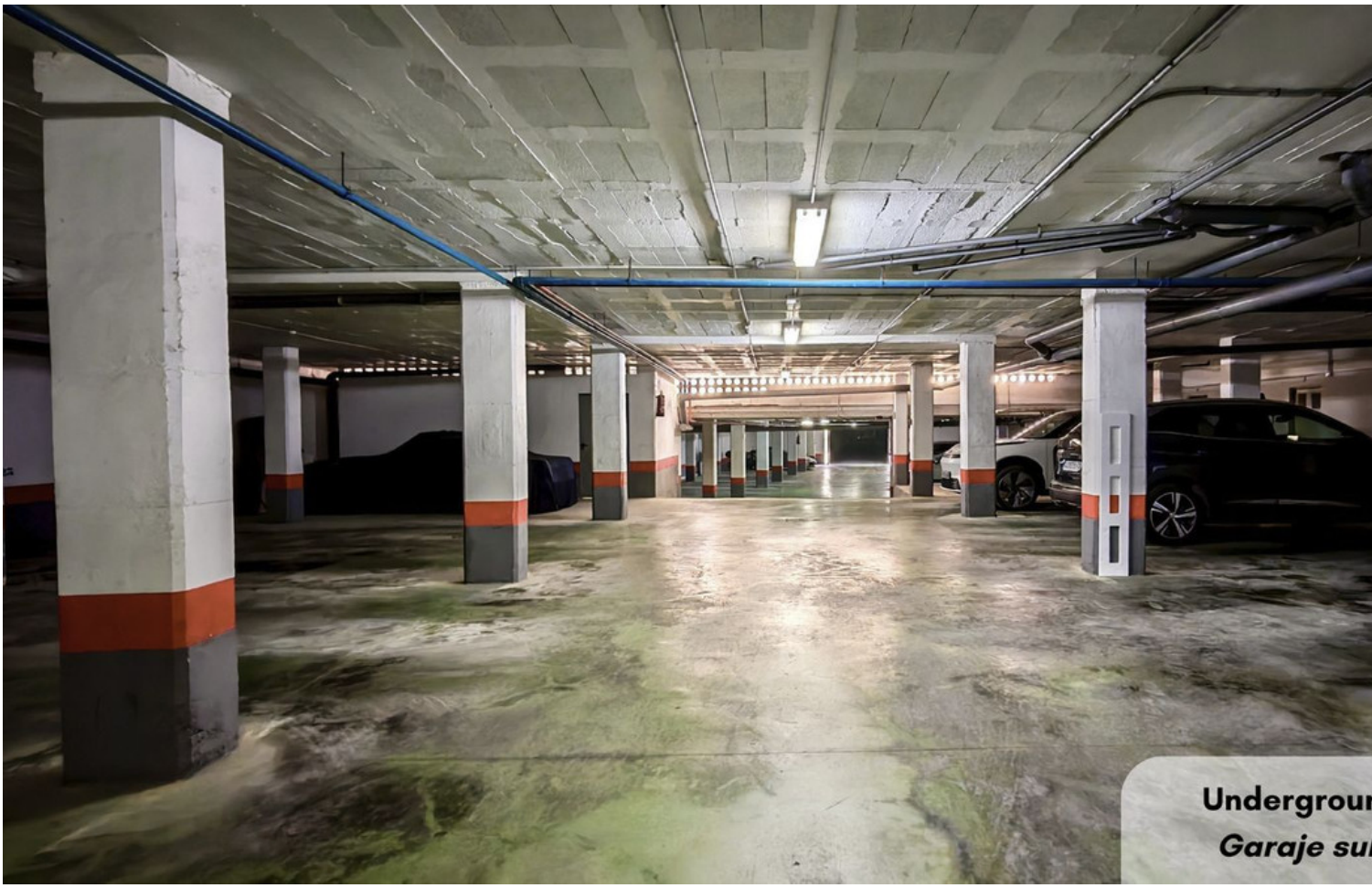
Communal g
Canasta de baloncesto

Communal po
Zona de piscina c

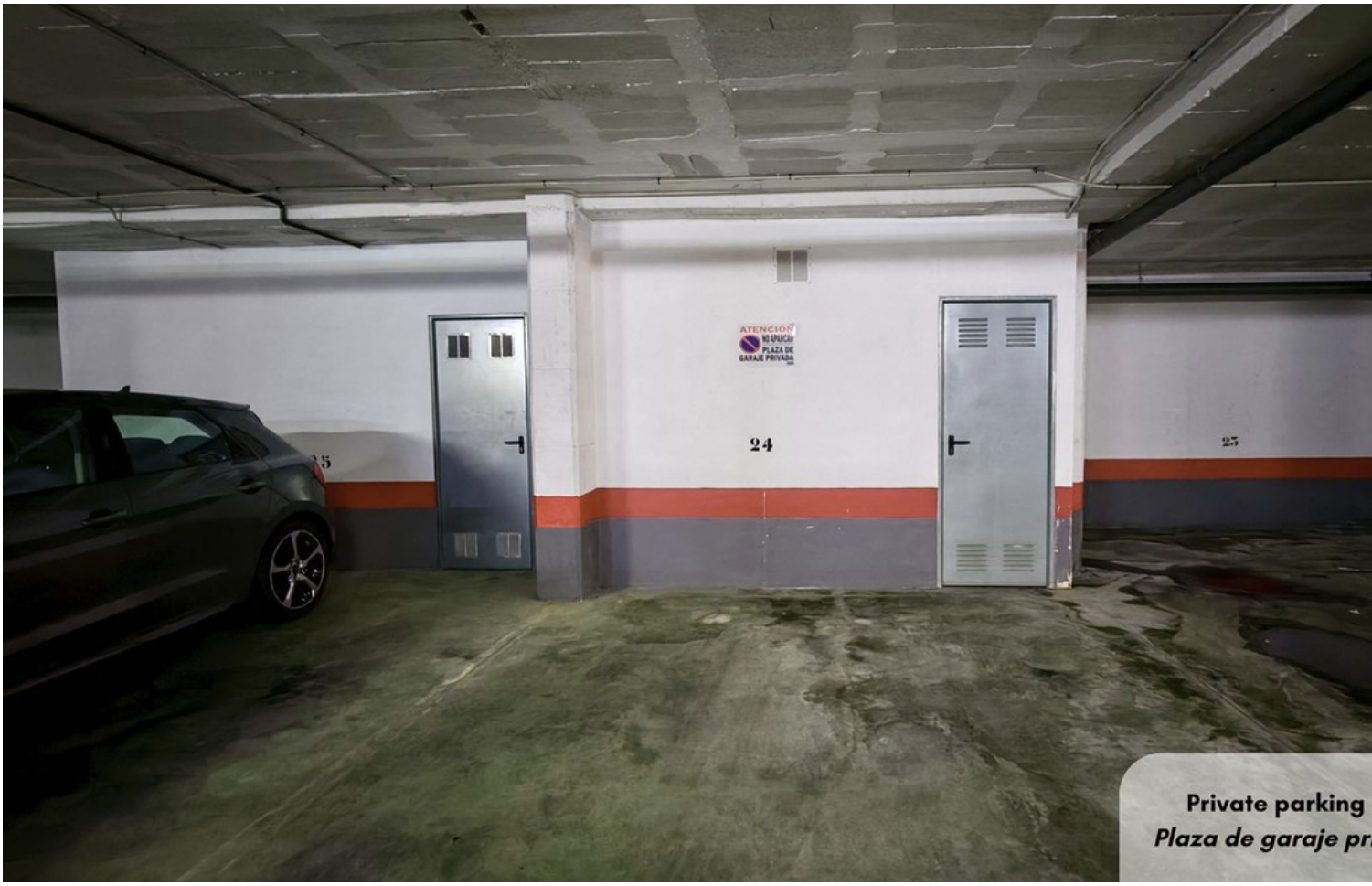
Communal garde
Jardines y sendero

Entry & garag
Entrada y acce

Undergrou
Garaje su



Undergroun
Garaje su



Private parking
Plaza de garaje pr

Communal garden
Jardines y sendero

First floor apartment wi
Apartamento en prin
ascensor a todas

South-facing first
Apartamento en
orientad

Quiet road with plenty o
Calle tranquila con amp
la vía pú

Path leading to beach
Sendero hacia la play

Beautiful, secure secur
urbanis
Bonita entrada vigilad

24-hour guarded entranc
Entrada vigilada 24 hora

3-minute walk to beac
A 3 minutos a pie de la
Litoral

3-minute walk to beac
A 3 minutos a pie de la
Litora

3-minute walk to beac
A 3 minutos a pie de la
Litora

5-minute walk to A
A 5 minutos a pie del

Hospital Costa del So
Hospital Costa del S

Area: 135 m²
Terraces: 33 m²

For illustrative purposes only. Not to scale. All measurements are approximate.

Area: 135 m²
Terraces: 33 m²