

Ref.-ID: MIBGR5336020

Marbesa

Апартамент



3



2



90 m2

Fantastic ground-floor apartment with private garden for rent, located in the exclusive area of Carib Playa (Las Chapas, Marbella), a privileged setting known for its tranquility and proximity to one of the most unique natural environments on the Costa del Sol: the Artola - Cabopino Dunes. This protected natural area, considered one of the last remaining dune systems in the region, offers an exceptional setting to enjoy the sea, nature, and privacy, just a short walk from Cabopino Beach. The property offers approximately 90 m2 of built area and is distributed into three bedrooms, two bathrooms (one of them en suite), a spacious living-dining room, and a separate kitchen with a utility/laundry area. It also includes a private parking space within the residential complex. One of the main highlights of this property is its outstanding outdoor space. It features a large terrace of over 40 m2, partially covered as a porch, perfectly set up with an outdoor dining area, ideal for year-round enjoyment. In addition, the property benefits from a pleasant garden, a highly sought-after feature in this area. The interior has been updated in a modern and functional style, featuring a renovated kitchen with a breakfast bar, a bright living room with direct access to the terrace, and bedrooms with built-in wardrobes. The bathrooms have also been refurbished and include contemporary walk-in showers. The property is part of a well-maintained residential complex offering a communal swimming pool surrounded by tropical gardens, in a quiet and established environment. Its location is unbeatable: just a few minutes' walk from the beach, directly facing a protected natural area with no future developments, and with easy access to Marbella town centre, Elviria, and the A-7 motorway. It is an ideal option for families, remote workers, or anyone looking to enjoy a relaxed lifestyle by the sea surrounded by nature. A rare opportunity on the rental market thanks to its combination of garden, spacious terrace, and unique location in Marbella. Community fees are not included in the price and will be the responsibility of the landlord. Utilities billed individually by meter (water, electricity, gas): these depend on consumption and will be the responsibility of the tenant (Art. 20.3 LAU). Legal security deposit: One month's rent (Art. 36.1 LAU). Optional additional security deposit: (Art. 36.5 LAU, maximum 2 months' rent). Real estate agency fees and contract formalization costs are the responsibility of the landlord (Art. 20.1 LAU). In Andalusia, there is an exemption for leases of primary residences pursuant to Art. 33.2.24 of Law 5/2021 on Assigned Taxes regarding the ITP. This information is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. FRL

**ОРИЕНТАЦИЯ**

✓ Юг

**бассейн**

✓ Общий

**Климат-контроль**

✓ Центральное отопление

**Особенности**

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ Деревянные полы
- ✓ Барбекю

**Мебель**

✓ Полностью меблированный

**Кухня**

✓ Полностью оборудованная

**Коммунальные услуги**

✓ Питьевая вода









