



## Reserva de marbella - Apartment



 2  
Bedrooms

 2  
Bathrooms

 106  
Area (m<sup>2</sup>)

 97  
Land Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**199 000 €**  
(EUR €)

### Beautiful two-bedroom first-floor apartment in private gated community

Beautiful two-bedroom first-floor apartment located in the popular gated community of La Reserva de Marbella.

This west-facing apartment offers stunning open views of the pool, mountains, and part of the sea.

This refurbished apartment briefly comprises; two bedrooms, two bathrooms, a fully fitted kitchen, good sized open plan lounge with access to a large terrace with stunning views.

The apartment has been fully reformed and includes private parking and a storage room.



**Francisco Santos**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The property has a first occupation license so would make an excellent rental investment!!!

The community offers several swimming pools, Jacuzzi baths, 24-hour security, plus a very useful onsite restaurant, which is just a short walk from the apartment.

General amenities are just 1.5km away (18-minute walk), and 2.5km (29-minute walk) from one of Spain's best beaches!

An absolute must-view property...

#### PROPERTY EXPENSES.

Community Fees € 1,608 /Year ( € 134 /month )

Garbage Tax € 185 /Year

IBI Fees € 579 /Year

#### ENQUIRIES!

Don't hesitate to contact our friendly team for any questions or information you may have about this property.

## Property Features

- Air conditioning
- Pool
- Built year: 2006
- Floors: 1
- Lift
- Garage
- Fitted wardrobes
- Proximity: Mountain, Golf course
- Terrace (m2): 9
- Views: Mountain views, Pool view, Garden view
- Solar orientation: West



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