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## Apartment in Marbella

Reference: R5320837

Bedrooms: 2

Bathrooms: 2

M<sup>2</sup>: 100

Price: 420,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

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Overview: Aquí tienes la versión en inglés, utilizando terminología profesional inmobiliaria para atraer tanto a clientes internacionales como a inversores. **OPPORTUNITY IN BELLO HORIZONTE: PEACE AND PROXIMITY TO MARBELLA CENTER** We present this bright apartment, top floor only 1 floor by stairs, located in the Bello Horizonte residential area, a consolidated and strategic location just 5 minutes by car from Marbella city center. Situated within an exclusive and quiet community of only 40 neighbors, perfect for those seeking privacy and comfort. **DISTRIBUTION AND FEATURES:** Interior Space: 85 m2 of living area plus a 10 m2 private terrace. Bedrooms: 2 spacious bedrooms with excellent natural light. Bathrooms: 2 full bathrooms. Orientation: East-facing (morning sun), ensuring a bright and cool home during the afternoons. Floor: First floor in a low-density building with a family-friendly atmosphere. **INCLUDED EXTRAS:** Private parking space and storage room included in the price. Community features: Gated complex with a swimming pool and well-maintained green areas. **INVESTMENT AND RUNNING COSTS:** This property is an excellent choice for both a permanent residence or a buy-to-let investment due to its low maintenance costs and high rental demand in the area. Community Fees: 95 Euros / month. IBI (Property Tax): 600 Euros / year. Rubbish Tax: 90 Euros / semester. A real market opportunity based on its typology and prime location. Contact us today to arrange a viewing.

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### Features:

None, Frontline golf, None, Close to town, Pool, Air conditioning, Private garden, None, Parking, Investment, Resale