



Middle Floor Apartment for sale in Marbella, Marbella

415,000 €

Reference: R5320837 Bedrooms: 2 Bathrooms: 2 Build Size: 100m<sup>2</sup> Terrace: 9m<sup>2</sup>





## Costa del Sol, Marbella

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 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 m<sup>2</sup> of living area plus a 10 m<sup>2</sup> 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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
WiFi

### Views

Country  
Garden  
Urban

### Pool

Communal

### Security

Gated Complex

### Category

Investment  
Resale

### Orientation

East  
South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Town  
Suburban

### Furniture

Fully Furnished

### Parking

Underground

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water