

## Ground Floor Apartment for sale in Marbella

440,000 €

Reference: R4934407 Bedrooms: 3 Bathrooms: 2 Build Size: 125m<sup>2</sup> Terrace: 6m<sup>2</sup>



## Costa del Sol, Marbella (town)

Fantastic fully renovated ground floor apartment with 3 large bedrooms and 2 bathrooms. The south-facing apartment maintains its temperature well, staying warm in winter and cool in summer. During the renovation, the living room and dining room were made open plan, seamlessly flowing into the kitchen, which has its own area (though without door or wall separation) and an exterior utility room that can be opened for air circulation when cooking. A lovely additional room was created by enclosing a section of the terrace with foldable windows. The light-filled master bedroom features a modern and sleek ensuite bathroom with dual sinks. All rooms are equipped with large built-in wardrobes, there are mosquito nets on all the windows and air conditioning is pre-installed throughout.

### Urbanisation Facilities:

Mature gardens

Two communal swimming pools

Squash and tennis courts

### Nearby Amenities:

Mercadona supermarket within 100 meters

Manolo Santana tennis club 800 meters away

5 min drive / 10 min cycle / 30 mins walk to the Beach

Los Naranjos Golf Club, Real Club de Golf Las Brisas, Club de Golf Aloha, The Range Golf Academy and Banus Executive Golf Club within a 3 km radius

### Transport & Accessibility:

Bus stop 300 meters away

5-minute drive to Marbella via Puente Romano exit and Puerto Banús

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room

### Views

Garden  
Courtyard  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Gas  
Telephone

### Orientation

South  
South East  
South West

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Close To Forest  
Suburban  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Category

Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary  
Beachfront  
Golf

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Recently Refurbished  
Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Open  
More Than One  
Communal  
Street