



# Appartement au milieu à vendre à Marbella

1 200 000 €

Référence: R5139970 Chambres: 3 Bain: 4 Construite: 215m<sup>2</sup> Terrasse: 42m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Fantastic opportunity in the sought-after urbanisation of Royal Gardens.

This well-proportioned 3-bedroom residence (all en-suite) combines generous interior spaces with an unbeatable location.

Step into a welcoming entrance hall with fitted wardrobes and a guest toilet, which lead into a bright open-plan living and dining area with garden views. From here, sliding doors open onto an expansive L-shaped terrace, ideal for dining, entertaining, or simply enjoying the partial sea, garden, and mountain views.

The kitchen is both functional and spacious, connected to a large laundry/storage room that could easily be converted into a fourth bedroom or home office.

A separate corridor leads to the three en-suite bedrooms, offering comfort and privacy for family or guests.

Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained gardens, and a large swimming pool. Its prime location means you are within walking distance of Centro Plaza, Puerto Banús, and all amenities, making it possible to fully enjoy Marbella living without the need for a car.

Whether you're seeking a high-yield investment or your dream Marbella home, this property is a rare opportunity that delivers it all.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de bain  
Sol en marbre  
Armoires encastrées  
Fibre optique

### Vues

Mer  
Montagne  
Jardin

### Piscine

Communautaire

### Sécurité

Complexe fermé  
Téléphone d'entrée

### Catégorie

Maison de vacances  
Investissement  
Revente

### Orientation

Ouest  
Sud  
Est  
Sud-Est

### Paramètre

Près du golf  
Près du port  
Urbanisation  
Proche des magasins  
Près de la ville

### Cuisine

Entièrement équipée

### Parking

Rue

### Contrôle du climat

Climatisation  
Chauffage central

### Condition

Bien  
Rénovation requise

### Jardin

Communautaire

### Services publics

Électricité