



## Ground Floor Apartment for sale in Los Monteros, Marbella

495.000€

Referencia: R5073091 Dormitorios: 2

Baños: 2 Construído: 226m<sup>2</sup>

Terraza: 30m<sup>2</sup>















## Costa del Sol, Los Monteros

REFURB OPPORTUNITY in LOS MONTEROS BEACH, EAST MARBELLA! Motivated Seller, keen to sell now and will listen to offers! Lowest priced beachside property in Urb. Los Monteros! Vacation rental is allowed by the community! We're proud to present this exclusive beachside apartment in the prestigious Los Monteros area of East Marbella—just a 7-minute walk to the beach and set within a tranquil, gated community of only 24 homes. This is an ideal Holiday retreat, Rental investment, or Renovation project. With its generous layout, it can easily be converted into a 3-bedroom apartment! THE LOCATION: Los Monteros Beach is one of Marbella's most sought-after areas, known for its privacy, 24-hour security, and unbeatable beachside charm. Located just off the A7 coastal highway, you're only: 5 minutes from Marbella center, 30 minutes from Málaga International Airport Surrounded by lush tropical gardens, quiet winding streets, elegant villas and upscale amenities, the area blends classic Andalusian character with contemporary luxury. Enjoy easy access to: \* Golden sandy beaches and natural dunes \* La Cabane by Dolce&Gabbana Beach Club (just 500m away) \* Kimpton Los Monteros 5-Star Resort & Spa \* Beachfront chiringuitos, fine dining, bars \* Tennis and paddle courts at Los Monteros Racket Club \* Top golf courses, such as Rio Real, Santa Clara, Marbella Golf (all within 5 minutes by car) \* Costa del Sol Hospital (<1 km) THE APARTMENT: This bright and spacious ground-floor apartment features: \* 2 oversized bedrooms and 2 full bathrooms with lots of built-in wardrobes \* High ceilings, a large living room with fireplace \* Generous dining area and fully fitted kitchen, utility room \* Two expansive terraces perfect for outdoor living, one with direct access to the huge, peaceful garden Set at the end of a quiet cul-de-sac, the home offers easy access from the parking area. While the apartment would benefit from a modern update, it has been well maintained and everything is in full working order - a perfect blank canvas. ADDITIONAL FEATURES: \* Air conditioning (3 units) \* Fireplace \* New, energy efficient water heater \* Huge communal pool + separate children's pool \* Lush landscaped gardens \* Brand-new elevator installed and fully paid for \* Tourist license in place with active rental bookings, professional management and maintenance team in place \* Vacation rentals still allowed by the community! A SMART INVESTMENT OR HOLIDAY HOME Whether you're looking for a renovation project with strong ROI or a move-in-ready vacation home in one of Marbella's finest beachside enclaves - this is the opportunity you've been waiting for. Owner is keen to sell and is open to reasonable negotiations. Contact us today to schedule your private viewing, it will be our pleasure to show you around. This gem won't last long!





## Características:

Baño En-Suite

Solario Lavadero

**Armarios Empotrados** 

Primera línea de Playa

Casas de vacaciónes

Caracteristicas Climatización **Vistas** 

Terraza Cubierta Aire Acondicionado Vistas a Montaña Ascensor Chimenea Vistas Panorámicas

Cerca de Transporte Calefacción Central. Vistas a Jardín Terraza Privada

Fibra óptica Access for people with reduced

mobility Posición **Estado** Piscina

Piscina Comunitaria Lado de la Playa Buen estado de conservación Children's Pool Cerca de Golf Necesita Reformas

Cerca del Mar Requiere Restauración Cerca de Colegios

Muebles Cocina **Jardin Opcionales** Cocina Equipada Jardín Comunitario Jardín Paisajistico

Seguridad **Aparcamiento Servicios Públicos** Recinto Cerrado Párking Libre Electricidad

Agua Potable Seguridad de 24 horas Párking Comunitario

Gas Categoría

Inversion Ganga Frente a la playa