



# Tussenverdieping Appartement te koop in Marbella, Marbella

415.000 €

Referentie: R5320837 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 100m<sup>2</sup> Terras: 9m<sup>2</sup>





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## 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 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.



## Kenmerken:

### Extra's

Overdekt terras

Nabij vervoer

Privé Terras

Berging

Inbouwkasten

WiFi

### Uitzicht

Country Bekeken

Garden Views

Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex

### Categorie

Investering

Bestaande bouw

### Zonorientatie

Oosten

zuiden

### Ligging

Commerciele omgeving

Dichtbij golfbaan

Urbanisatie

Dichtbij zee

Dicht bij winkels

Dichtbij stad

Stad

Voorstad

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

ondergrondse parkeergarage

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit

Drinkwater