



# Apartment mit mittlerer Etage zum Verkauf in Guadalmina Alta, Marbella

395.000 €

Referenz: R5325799 Schlafzimmer: 2 Badezimmer: 2 Garten: 93m<sup>2</sup> Terrasse: 18m<sup>2</sup>





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## Costa del Sol, Guadalmina Alta

Beautiful first-floor apartment located in a private gated community with landscaped gardens, swimming pool and paddle tennis court, just a few steps from Guadalmina Shopping Centre, where you will find a wide range of shops, restaurants and services.

The property offers 93 m<sup>2</sup> built area plus an 18 m<sup>2</sup> covered terrace, ideal for enjoying outdoor dining or relaxing all year round. The apartment comprises a bright living-dining room with direct access to the terrace, a spacious fully fitted kitchen, 2 bedrooms, and 2 bathrooms.

Features include air conditioning, heat pump heating, and intercom system.

The property is in good condition, although it would benefit from some modernisation, offering great potential to personalise and update the home to contemporary standards.

There is also the option to purchase a parking space in the Guadalmina Shopping Centre separately, providing additional convenience.

Excellent location, only 200 metres from the bus stop and just a short distance from the beach, golf courses and all amenities in Guadalmina.

Key features:

- 93 m<sup>2</sup> built area
- 18 m<sup>2</sup> covered terrace
- 2 bedrooms
- 2 bathrooms
- Spacious fully fitted kitchen
- Air conditioning (hot/cold)
- Gated community with pool, gardens and paddle court
- Optional nearby parking space (not included in the price)
- Prime location close to all amenities

\*\*\*RENTED UNTIL OCTOBER 2026\*\*\*



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Badezimmer

Marmorböden

Einstellungsschränke

Paddel -Tennis

### Einstellung

In der Nähe von Golf

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

### Möbel

Nicht eingerichtet

### Orientierung

Süden

### Zustand

Gut

Renovierung erforderlich

### Garten

Gemeinschaft

### Klimakontrolle

Klimaanlage

Kamin

### Pool

Gemeinschaft

### Sicherheit

Gated Complex