

**Sales - Apartment - Marbella**  
**450.000€**

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**Ref.-ID: R4454548**

**Marbella**

**Apartment**

**Community: 1,548 EUR / year**

**IBI: 940 EUR / year**



**3**



**2**



**149 m2**



**100 m2**

Within walking distance to the centre of Marbella, in the residential neighbourhood of Xarblanca, is this bright three bedroom ground floor flat in a private urbanization with communal pool and beautiful gardens. Surrounded by parks, schools, a few meters from the bus stop and the bus station, make this area one of the best to live in Marbella, where we can enjoy the tranquility, without giving up any of the amenities it offers. As soon as you enter you can feel the warmth of the house; the wooden floors, the light, the tranquillity .... A beautiful hall welcomes us, from which we access the different parts of the house; on the right, the living-dining room with large windows that fill the whole room with light. From the living room we access the terrace of the house and the patio, with barbecue, rest area and summer dining room, from this same patio we have direct access to the swimming pool and communal gardens. On the other side of the hall we have the independent and fully fitted kitchen, with breakfast bar, marble worktop and window to the outside. The property has three bedrooms, the master bedroom with ensuite bathroom with bathtub, and views to the patio, the other two bedrooms, one with views to the patio and the other to the communal areas of the urbanization. The property also has another bathroom with shower. All the bedrooms have built-in wardrobes, there is also another big wardrobe in the corridor, as well as two storage rooms, one in the patio and the other one on the terrace. The floors are wooden, all the rooms have air conditioning hot-cold and double glazed windows with mosquito nets. It is a great opportunity, due to its excellent location close to the city centre. A residential area where we can enjoy the tranquility that offers us, without giving up all the comforts. Do not hesitate to visit it!

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Wood Flooring

**Orientation**

- ✓ South East

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Good

**Garden**

- ✓ Communal
- ✓ Private

**Pool**

- ✓ Communal

**Security**

- ✓ Gated Complex

**Climate Control**

- ✓ Air Conditioning

**Parking**

- ✓ Street

**Views**

- ✓ Courtyard
- ✓ Street

**Category**

- ✓ Resale