

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

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**Ref.-ID: R4784257**

**Marbella**

**Apartment**

**Community: 1,740 EUR / year**

**IBI: 650 EUR / year**

**Rubbish: 60 EUR / year**



**3**



**2**



**187 m2**

A short distance from the center of Marbella, in the residential neighborhood of Xarblanca, is this bright first floor apartment with three bedrooms, in a gated community with communal pool and beautiful gardens. Surrounded by parks, schools, a few meters from the bus stop and 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 tranquility .... A beautiful Hall welcomes us, from which we access the different parts of the house; to the right, the living room with large windows that fill the room with light. From the living room we access the terrace of the house and the patio, with barbecue, relaxation area and summer dining room, from this same patio we have direct access to the pool and communal gardens. On the other side of the Hall we have the independent and fully furnished kitchen, with breakfast bar, marble countertop and window to the outside. The house has three bedrooms, the master bedroom with ensuite bathroom with bathtub, and overlooking the courtyard, the other two bedrooms, one overlooking the courtyard and the other overlooking the common areas of urbanization. The house also has another bathroom with shower. All bedrooms have fitted closets, there is also another large closet in the hallway, as well as two storage rooms, one in the courtyard and one on the terrace. The floors are wooden, all rooms have air conditioning hot and cold and double glazed windows with mosquito nets. It is a great opportunity, for its excellent location near the city center. A residential area where we can enjoy the tranquility that offers us, without giving up all the comforts

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Good</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Urban</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Storage Room</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>   | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>               | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                  |  |   |