

## Apartment for sale in Marbella, Costa del Sol

3 Bedrooms | 2 Bathrooms | 136 m<sup>2</sup> Interior | 15 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 533 IBI | € 1,464 Community fees



### Property Description

Completely renovated apartment in 2018 in La Cañada Urbanization, ready to move in.

Discover this magnificent 136 m<sup>2</sup> renovated apartment, designed for families seeking comfort, quality, and an exclusive setting. Located in one of the best residential complexes in the area.

YOUR NEW HOME:

- 3 bedrooms, including a master suite and 2 full bathrooms.
- High-end, fully equipped open-plan kitchen.
- 15 m<sup>2</sup> covered terrace with double-glazed windows, ideal for year-round enjoyment.

## CLIMATE CONTROL:

- Ducted hot/cold air conditioning.
- Class A hybrid electric water heater (low consumption).

## EXTRAS:

- Parking space and storage room included.
- Option to purchase fully furnished.

## SPECTACULAR VIEWS:

- West-facing with panoramic views of the pool, La Concha beach, and the sea.

PREMIUM URBANIZATION, a complex designed for the enjoyment of the whole family with top-notch facilities:

- 2 adult pools and 2 children's pools.
- 3 paddle tennis courts.
- 2 playgrounds.

## FINANCIAL DETAILS:

- Property Tax (IBI): €533 per year

## COMMUNITY FEES:

- €122 per month

Middle Floor Apartment, Marbella, Costa del Sol.  
3 Bedrooms, 2 Bathrooms, Built 136 m<sup>2</sup>, Terrace 15 m<sup>2</sup>.

Setting : Commercial Area, Close To Golf, Close To Shops, Close To Town, Close To Schools, Urbanisation.

Orientation : South.

Condition : Good.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Sea, Mountain, Panoramic, Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Paddle Tennis, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Staff Accommodation, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex.

Parking : Underground, Garage, Covered, Private.

Category : Resale.