

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN LAS BRISAS

📍 Las Brisas

REF# BEMR4905796 €550,000

BEDS

2

BATHS

2

BUILT

92 m<sup>2</sup>

TERRACE

21 m<sup>2</sup>

Welcome to your dream home in Marbella! This beautifully renovated 2-bedroom, 2-bathroom apartment offers a perfect blend of style, comfort, and location. Situated in the sought-after Las Brisas urbanization in Bahia de Marbella, this home is flooded with natural light and boasts incredible views of the tropical gardens, sparkling swimming pool, and the Mediterranean Sea.

The spacious living room flows seamlessly into the sleek kitchen, which features a stylish bar area—ideal for entertaining guests or simply enjoying your morning coffee. Both bathrooms are designed with high-end Italian and Spanish tiles, and have digitally controlled heated floors for added luxury. Plus, the living room comes with two remote-controlled ceiling fans, offering a breeze that keeps the space comfortable year-round without needing air conditioning.

This apartment has been fully renovated just 3 years ago, with new walls, floors, electrical systems, and plumbing, so it feels brand new. Every detail has been carefully thought out, from the central heating and air conditioning (adjustable in every room) to the electric blinds on all windows, which offer convenience and privacy with just the push of a button.

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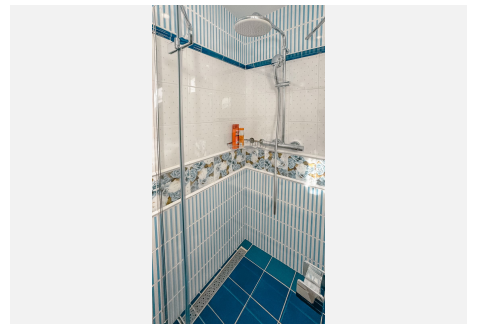
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Step outside to your private, glass-enclosed corner terrace—perfect for enjoying the warm Mediterranean breeze and panoramic views of the gardens, pool, and sea. You'll appreciate the peace and quiet of this exclusive, 24/7 gated community, where safety and privacy are a priority.

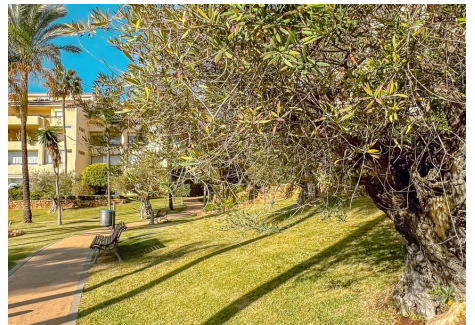
The community itself offers spacious tropical gardens, an exceptionally large swimming pool with changing rooms and toilets, and tennis courts for those who love to stay active. And when you want to hit the beach, it's just a few steps away! There are also wonderful beachfront restaurants like Mangaleta, open year-round, where you can enjoy delicious Mediterranean dishes right by the sea.

For everyday conveniences, you're just a short walk from Aldi, and Marbella city is only a short drive away. Investment Opportunity: This apartment is not only a fantastic home but also an excellent investment opportunity. It holds an active tourist license for short-term rentals, making it incredibly popular with vacationers. With Marbella's year-round demand for rental properties and the apartment's prime beachside location, this is a property that promises great rental income potential. Whether you're looking for a holiday home or a lucrative investment, this apartment offers both! This is more than just an apartment—it's a lifestyle.



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