

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN RESERVA DE MARBELLA

📍 Reserva de Marbella

REF# R5360704 €325,000

BEDS

2

BATHS

2

BUILT

104 m<sup>2</sup>

TERRACE

25 m<sup>2</sup>

Please note: Some of the images shown are photorealistic renderings (CGI) intended to showcase the full potential and design possibilities of the property.

### Prime Living in Marbella East: Ground Floor Comfort & 24h Security

This ground-floor apartment offers a seamless blend of comfort and strategic location. Situated in a quiet, upmarket area of Marbella East, this property is designed for those seeking a high-quality lifestyle with the convenience of easy access and all amenities at their doorstep.

### Property Features

West Facing: Perfectly positioned to capture the afternoon sun and evening sunsets from your private terrace.

Ground Floor Convenience: Easy access to the community areas and a villa-like living experience.

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2 Bedrooms: Well-proportioned rooms offering privacy and comfort.

Added Value: The sale includes a dedicated underground parking space and a private storage unit.

Premium Community Amenities

The urbanization stands out for its high level of service:

24-Hour Security: Controlled access and round-the-clock surveillance for total peace of mind.

On-Site Restaurant: Enjoy the rare luxury of a residents' restaurant just steps from your door.

Tranquil Setting: Located in a peaceful residential pocket surrounded by lush, landscaped gardens.

Strategic Location

Beach: 5-minute drive to the best beaches in Marbella.

Marbella Town: 10 minutes from the historic center and shopping districts.

Airport: Only 30 minutes from Málaga Airport.

Convenience: Immediate access to supermarkets, international schools, and sports facilities.

Ground Floor Apartment, Reserva de Marbella, Costa del Sol.

2 Bedrooms, 2 Bathrooms, Built 104 m<sup>2</sup>, Terrace 25 m<sup>2</sup>.

Setting : Close To Shops, Close To Schools, Close To Forest.

Orientation : South.

Condition : Good.

Pool : Communal.

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

Features : Covered Terrace, Lift.

Furniture : Not Furnished.

Garden : Communal, Landscaped.

Security : Gated Complex, Entry Phone.

Parking : Underground, Garage, Private.

Utilities : Electricity, Drinkable Water.

Category : Resale.

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