



## APARTMÁN V NEJVYŠŠÍM PAT?E 2 LOŽNICE

📍 Reserva de Marbella

**REF# R5369110 – 282.000€**

IBI

488 €/YEAR

Garbage

90 €/YEAR

Community

2100 €/YEAR



2

Ložnice



1

Koupelny



78 m<sup>2</sup>

Built

This top-floor apartment in the sought-after Eden Hill urbanisation offers a rare opportunity to create your ideal holiday home or investment property in one of Marbella's most peaceful green areas.

Set in a quiet and well-maintained community, the apartment enjoys an elevated position with beautiful open views from the living room and private terrace — stretching all the way to the sea, Gibraltar, and even Africa on clear days.

The property features 2 bedrooms and 1 bathroom, with a bright living area that benefits from natural light and airflow throughout the day. The south-east facing terrace is perfect for morning sun and relaxed outdoor living.

While the apartment is in need of renovation, it offers excellent potential to add value and personalise the space to your taste — making it an ideal project for buyers looking to invest in Marbella at an attractive price point.

#### Key Features

Top floor apartment with great natural light

2 bedrooms, 1 bathroom

Private south-east facing terrace

Open views to sea, Gibraltar & Africa

Quiet, green urbanisation

Street parking available

Strong renovation & value-add potential

? Location Highlights

Just 2 km to sandy beaches with beach bar & restaurant

Only 12 km to Marbella centre

Close to golf courses, supermarkets & amenities

Easy access to the coast road and Málaga Airport

? Ideal For

Holiday home in Marbella

Investment with renovation upside

Buyers seeking tranquility close to the coast

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

2 Bedrooms, 1 Bathroom, Built 78 m<sup>2</sup>.

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

Orientation : North East, South East.

Condition : Fair, Renovation Required.

Pool : Communal, Children`s Pool.

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

Views : Forest.

Features : Fitted Wardrobes, Near Transport, Private Terrace, Marble Flooring, Fiber Optic.

Furniture : Not Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex.

Parking : Communal.

Utilities : Electricity.

Category : Bargain, Cheap, Holiday Homes, Resale.

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