



## DACHGESCHOSSWOHNUNG MIT 2 SCHLAFZIMMER

📍 Guadalmina Alta

REF# R5354086 – 467.000€

IBI

832 €/JAHR

Müll

185 €/JAHR

Wohngeld

1392 €/JAHR



2

Schlafzimmer



2

Bäder



92 m<sup>2</sup>

Built



24 m<sup>2</sup>

Terrace

Beautiful top floor apartment in one of Marbella's most desirable locations, Guadalmina. Located only 100 metres from Guadalmina golf club, clubhouse. Close to all amenities such as restaurants, supermarkets, the highly regarded Guadalmina golf club. Only minutes from the beach and the center of San Pedro de Alcántara, with Marbella Town, Puerto Banus and Golf valley all 10 minutes away. Located on the top floor.

The apartment is bright and full of natural light. It has a recently renovated modern kitchen, a good size

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living area with direct access to the spacious terrace with spectacular mountain views. The terrace is enclosed with Lumion glazing, adding an extra living space of 24m<sup>2</sup> to the apartment. Perfect for enjoying year-round. 2 good sized bedrooms, the master suit complete with en-suit bathroom and a separate family bathroom. The basement level includes a private parking space of 10m<sup>2</sup> and a large storage room of 8m<sup>2</sup>. It has a tourist license, which is an added advantage given the difficulties many communities are currently facing in obtaining them. Low community fees of only €116 a month. Viewing is highly recommended.



