



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Sierra Blanca

**REF# R4791601 – 795.000€**

IBI

1132 €/YEAR

Garbage

186 €/YEAR



2

Beds



2

Baths



155 m<sup>2</sup>

Built



35 m<sup>2</sup>

Terrace

Discover this fantastic south-facing apartment just minutes from Marbella's center, the beach, and Puerto Banus. This exclusive residence features two beautiful swimming pools within lush communal gardens and

24-hour security for peace of mind.

Situated on the ground floor, the apartment boasts a spacious, partly covered terrace offering privacy and stunning panoramic views over the lush gardens with palm trees and the Mediterranean Sea in the distance. Inside, you'll find a welcoming entrance hall, a modern kitchen with Siemens appliances, a cozy breakfast corner, and a separate terrace. The master bedroom has direct access to the main terrace and features a luxurious en-suite bathroom. The guest bedroom also includes an en-suite bathroom and terrace access. The lounge, complete with a fireplace, opens onto the main terrace, ideal for dining, lounging, and sunbathing. Additional features include marble floors, full air conditioning, a videophone, an alarm system, and electric shutters. The property also offers convenient access to an underground garage with ample parking and a spacious storage room.



