



YAMOSOL  
REAL ESTATE

Reference: **R5449624** Location: **Marbella**

Description: Ground Floor Apartment with Private Garden on Marbella's Golden Mile

Discover this superb ground-floor apartment with a private garden, ideally located in an exclusive gated community on Marbella's prestigious Golden Mile. Offering comfort, privacy and an unbeatable location, the property is within walking distance of the beach, restaurants, shops and all the amenities that make this one of the Costa del Sol's most desirable addresses.

Built in 2006 and arranged entirely on one level, the apartment offers 105 m<sup>2</sup> of built space (91 m<sup>2</sup> usable), featuring two spacious bedrooms and two bathrooms in a practical and comfortable layout, making it ideal as a permanent residence or luxury holiday home.

The outdoor area is one of the property's highlights, with a 15 m<sup>2</sup> south-facing terrace and a private 35 m<sup>2</sup> garden, providing the perfect setting to enjoy the Mediterranean climate, dine outdoors or simply relax in complete privacy.

Presented in very good condition, the apartment is equipped with air conditioning and electric heating to ensure year-round comfort. A private garage space is also included.

Residents benefit from 24-hour security, beautifully maintained communal areas and a paddle tennis court, while international schools, golf courses, Puerto Banús and Marbella town centre are all just a short drive away.

A fantastic opportunity to own a private garden apartment in one of Marbella's most exclusive locations.

|                 |                        |           |                   |        |   |
|-----------------|------------------------|-----------|-------------------|--------|---|
| Type:           | Ground Floor Apartment | Beds:     | 2                 | Baths: | 2 |
| Build Size:     | 105 m <sup>2</sup>     | Terrace:  | 15 m <sup>2</sup> |        |   |
| Price:          | <b>€ 455,000</b>       |           |                   |        |   |
| Community Fees: | € 92 / month           | IBI Fees: | € 574 / year      |        |   |

Setting: Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation  
Orientation: South  
Condition: Excellent  
Pool: Communal  
Climate Control: Air Conditioning, Hot A/C, Cold A/C  
Views: Garden  
Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Paddle Tennis, Ensuite Bathroom  
Kitchen: Fully Fitted  
Garden: Private  
Security: Gated Complex  
Parking: Underground, Garage, Communal  
Category: Holiday Homes, Investment, Resale



R5449624 - 1



R5449624 - 2



R5449624 - 3



R5449624 - 4



R5449624 - 5



R5449624 - 6



R5449624 - 7



R5449624 - 8



R5449624 - 9



R5449624 - 10



R5449624 - 11



R5449624 - 12



R5449624 - 13



R5449624 - 14



R5449624 - 15



R5449624 - 16



R5449624 - 17



R5449624 - 18



R5449624 - 19



R5449624 - 20



R5449624 - 21



R5449624 - 22



R5449624 - 23



R5449624 - 24



R5449624 - 25



R5449624 - 26



R5449624 - 27



R5449624 - 28



R5449624 - 29



R5449624 - 30



R5449624 - 31



R5449624 - 32



R5449624 - 33



R5449624 - 34



R5449624 - 35



R5449624 - 36

Reference :

## R5449624 - Pictures



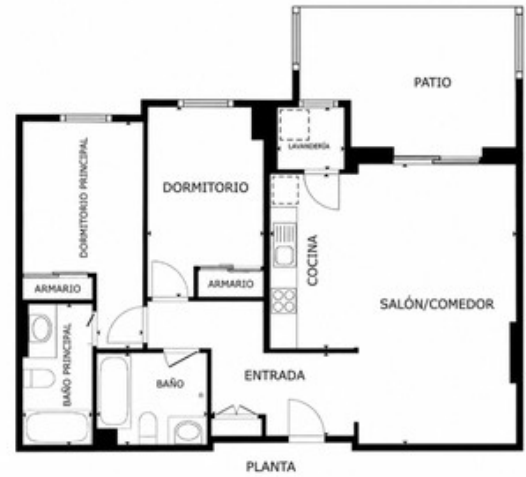
R5449624 - 37



R5449624 - 38



R5449624 - 39



R5449624 - 40

**YAMOSOL**  
Email: [YAMOSOLHM@GMAIL.COM](mailto:YAMOSOLHM@GMAIL.COM)  
Internet: [YAMOSOL.COM](http://YAMOSOL.COM)  
Tel: 607157114

