



APARTMENT IN GUADALMINA BAJA, MARBELLA

C. 3, 317, 29678 Marbella, Málaga, España

467.000 €



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The essentials

Area: 105 m ²	Lot size: 98 m ²
Bedrooms: 3 beds	Bathrooms: 2 baths
Garage: 1	CEE: D
Status: Excellent	Category: Apartment
ID property: P1055V	Year built: 2000

Main features

Features: Air conditioning / Heating, Built in wardrobes, Children's area, Community garden, Community pool, Double glazed windows, Elevator, Fireplace, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Marble floor, Parking, Terrace

MAGNIFICENT THREE-BEDROOM APARTMENT IN GUADALMINA BAJA, MARBELLA: SPACIOUS, BRIGHT, AND WITH AN UNBEATABLE LOCATION

Fortuny Hogares Únicos presents this magnificent apartment, located in one of Marbella's most sought-after residential areas, Guadalmina Baja. The home features three bedrooms, two bathrooms, a separate kitchen, and a garage space.

Location

Situated in the Parque del Sol urbanisation of Guadalmina Baja, this property boasts a privileged location. Just 400 meters from San Pedro Alcántara beach, it allows you to enjoy the sun and sea just a few steps from your door. The property is situated next to a golf course, making it ideal for sports enthusiasts, and is just a short walk from the well-known beach clubs of Barbillón Marbella and Guayaba Beach. With easy access to the A-7, the centre of San Pedro Alcántara is only 2 km away.

Layout

With a northeast orientation, the apartment has a total constructed area of 105m² and 98m² of usable space. It is distributed into an entrance hall, a spacious and bright living-dining room with access to a 12m² terrace, perfect for enjoying all year round. It also features an independent, fully furnished kitchen, a laundry area, and three bedrooms with built-in wardrobes. The master bedroom has an en-suite bathroom, and a second full bathroom serves the other rooms.



Qualities

Built in the year 2000, the home features excellent qualities. Highlights include Split air conditioning in the living room and master bedroom, a cosy fireplace, and gas heating throughout the apartment for maximum comfort. It has marble floors and double-glazed windows for optimal insulation. The kitchen is equipped with Bosch brand appliances, including a ceramic hob, extractor hood, and dishwasher.

Common Areas

The building has a lift and well-maintained common areas that include gardens, a communal pool, and a children's playground. Additionally, the urbanisation offers a concierge service during the day and night security for your complete peace of mind. A parking space is included in the price.

Regulations

Energy Efficiency Certificate: "D" and "E". In compliance with RD 218/2005 of the Andalusian Government, dated October 11, consumers are informed that the indicated price does not include expenses derived from the property's sale, as required by current laws (ITP, notary fees, and, in the case of new construction, VAT).

Contact Us

For more information about this property, please do not hesitate to contact us. We will be happy to assist you.

