



## Ground Floor Apartment for sale in Los Monteros, Marbella

**485,000 €**

Reference: R5073091    Bedrooms: 2    Bathrooms: 2    Build Size: 226m<sup>2</sup>    Terrace: 30m<sup>2</sup>







## Costa del Sol, Los Monteros

THIS PROPERTY IS NOW RESERVED, SUBJECT TO CONTRACT \*\*\* REFURB OPPORTUNITY in LOS MONTEROS BEACH, EAST MARBELLA! Officially 177m<sup>2</sup>, from which approx. 148m<sup>2</sup> is the interior space and 29m<sup>2</sup> the 2 terraces. Motivated Seller, keen to sell now and will listen to offers ! Lowest priced beachside property in Urb. Los Monteros ! Vacation rental is allowed by the community! We're proud to present this exclusive beachside apartment in the prestigious Los Monteros area of East Marbella—just a 7-minute walk to the beach and set within a tranquil, gated community of only 24 homes. This is an ideal Holiday retreat, Rental investment, or Renovation project. With its generous layout, it can easily be converted into a 3-bedroom apartment! THE LOCATION: Los Monteros Beach is one of Marbella's most sought-after areas, known for its privacy, 24-hour security, and unbeatable beachside charm. Located just off the A7 coastal highway, you're only: 5 minutes from Marbella center, 30 minutes from Málaga International Airport Surrounded by lush tropical gardens, quiet winding streets, elegant villas and upscale amenities, the area blends classic Andalusian character with contemporary luxury. Enjoy easy access to: \* Golden sandy beaches and natural dunes \* La Cabane by Dolce&Gabbana Beach Club (just 500m away) \* Kimpton Los Monteros 5-Star Resort & Spa \* Beachfront chiringuitos, fine dining, bars \* Tennis and paddle courts at Los Monteros Racket Club \* Top golf courses, such as Rio Real, Santa Clara, Marbella Golf (all within 5 minutes by car) \* Costa del Sol Hospital (<1 km) THE APARTMENT: This bright and spacious ground-floor apartment features: \* 2 oversized bedrooms and 2 full bathrooms with lots of built-in wardrobes \* High ceilings, a large living room with fireplace \* Generous dining area and fully fitted kitchen, utility room \* Two expansive terraces perfect for outdoor living, one with direct access to the huge, peaceful garden Set at the end of a quiet cul-de-sac, the home offers easy access from the parking area. While the apartment would benefit from a modern update, it has been well maintained and everything is in full working order - a perfect blank canvas. ADDITIONAL FEATURES: \* Air conditioning (3 units) \* Fireplace \* New, energy efficient water heater \* Huge communal pool + separate children's pool \* Lush landscaped gardens \* Brand-new elevator installed and fully paid for \* Tourist license in place with active rental bookings, professional management and maintenance team in place \* Vacation rentals still allowed by the community! A SMART INVESTMENT OR HOLIDAY HOME Whether you're looking for a renovation project with strong ROI or a move-in-ready vacation home in one of Marbella's finest beachside enclaves - this is the opportunity you've been waiting for. Owner is keen to sell and is open to reasonable negotiations. Contact us today to schedule your private viewing, it will be our pleasure to show you around. This gem won't last long!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Setting

Beachside  
Close To Golf  
Close To Sea  
Close To Schools  
Beachfront

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Bargain  
Beachfront

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Good  
Renovation Required  
Restoration Required

### Kitchen

Fully Fitted

### Parking

Open  
Communal

### Views

Mountain  
Panoramic  
Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Gas