



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

**545.000 €**

Referentie: R5073091 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 226m<sup>2</sup> Terras: 30m<sup>2</sup>





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## Costa del Sol, Marbella

**NEW TO THE MARKET – RARE OPPORTUNITY IN LOS MONTEROS BEACH, EAST MARBELLA!** 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 \* 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 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!



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Inbouwkasten  
Zonbank  
Bijkeuken  
Optische vezel  
Access for people with reduced mobility

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij zee  
Dichtbij scholen  
Eerstelijns strand

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
24 -uurs beveiliging

### Categorie

Vakantiehuis  
Investerings  
Koopje  
Aan zee

### Klimaatbeheersing

Airconditioning  
Open haard  
Centrale verwarming

### Huidige Staat

Goede conditie  
Renovatie nodig  
Vereist Restauratie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

Open Parkeergelegenheid  
Gemeenschappelijk Parking

### Uitzicht

Mountain Bekeken  
Weids  
Garden Views

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin  
aangelegde tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Gas