



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

545,000 €

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







## Costa del Sol, Los Monteros

NEW to the market! RARE OPPORTUNITY to purchase / invest in famous Los Monteros Beach, East Marbella on the Costa del Sol. Beachside home in absolute tranquillity, in a small exclusive community of only 3 small blocks and a total of 24 apartments, 7 minutes walk to the beach! THE LOCATION: Los Monteros is a private, gated and secure urbanization with 24 hour surveillance, beachside of the A7 coastal highway, with easy road access, approx. 30 minutes from the Malaga International airport and 5 minutes to the city of Marbella. Mainly occupied by gorgeous, lavish villas and mature gardens, it's quiet winding streets surrounded by palm trees and flowering bushes, this place is full of charm, absolutely gorgeous and so peaceful! The property is located within easy walking distance of some of the best beaches in Marbella - here you find golden sandy beaches and natural dunes and some of the best chiringuitos! La Cabane by Dolce&Gabbana Beach Club is less than 500m as well as the newly renovated, 5-star luxury hotel Kimpton Los Monteros Marbella, Spa and various bars and restaurants within. Sports? You can play tennis or paddle at the Kimpton Los Monteros Racket Club and golfers will find Rio Real, Santa Clara Golf and Marbella Golf Country Club all within just a few minutes by car. The excellent main hospital - Hospital Universitario Costa del Sol - is less than 1 km from the property. THE APARTMENT: You will be impressed just how spacious every room is - they just don't build homes like this anymore... It is a huge, extremely spacious and bright apartment with high ceilings, a large living room with fireplace and dining area, large, fully fitted kitchen and 2 very spacious bedrooms and 2 bathrooms plus 2 large terraces. The master bedroom has a dressing area with built in wardrobe and a large ensuite bathroom with bathtub. You can access the large terrace, that is facing the football pitch size garden. The guest bedroom is on the other side of the living room, down the hall from the 2nd full bathroom. One could easily create a 3rd bedroom from the dining area. The kitchen is fully fitted and located near the entrance, in the center of the apartment. You can actually walk through it to the dining area and could be opened up towards the living room. There is a good size utility room as well. Easy access from the parking area next to the building, apartment is located on the ground floor of the last block at the end of a cul-de-sac. The property could benefit from a reform to bring it into the 21st century, but it is often rented out and has been maintained well, everything works fine. EXTRAS: Air conditioning (3 units) and fireplace New water heater Huge communal swimming pool and children's pool Beautiful landscaped gardens Brand new elevator in building Original central heating system with radiators and gas stove in kitchen Touristic license in place with ongoing bookings, management and maintenance team in place and the Community of Owners still allows vacation rentals! So whether you are looking for a bargain vacation home in the best area of Marbella OR a renovation project with high ROI, you must come and see this property quickly! Please note, there are often renters in the apartment, when viewings may not be possible.



## 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