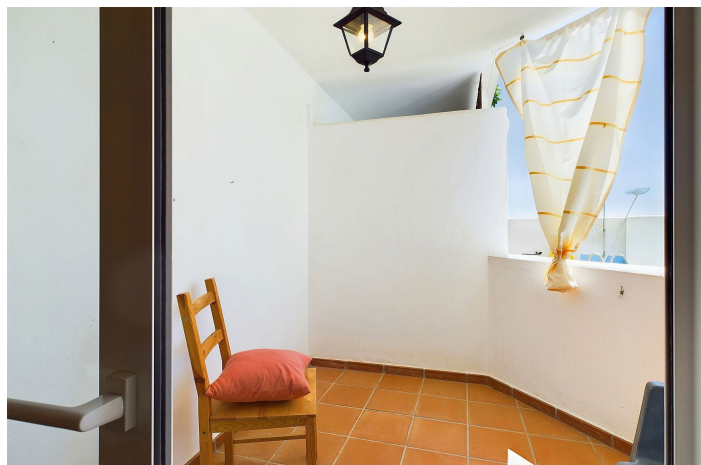
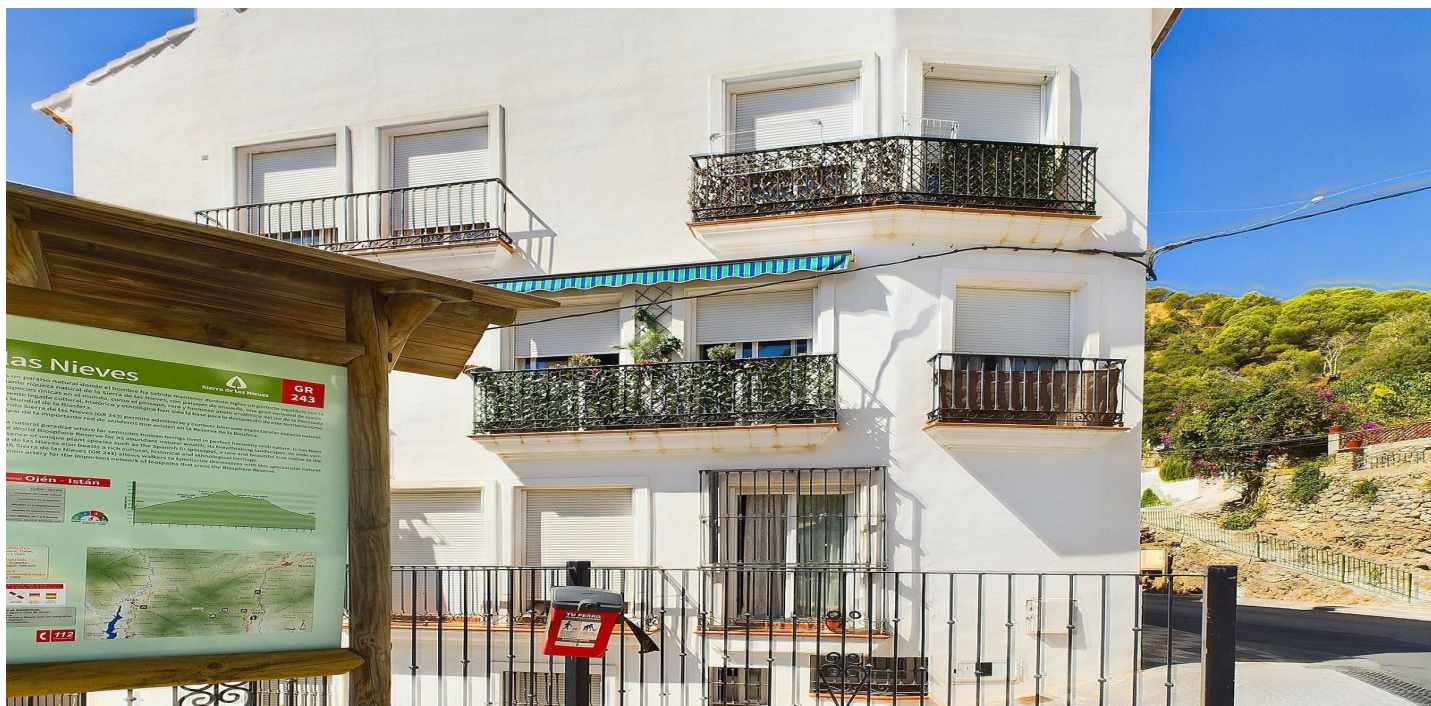




## Begane grond appartement te koop in Ojén, Marbella

220.000 €

Referentie: R4835317 Slaapkamers: 2 Badkamers: 2 Plotgrootte: 9m<sup>2</sup> Perceelgrootte: 97m<sup>2</sup> Terras: 10m<sup>2</sup>





## Costa del Sol, Ojén

Perfect 2 bedroom, "lock up and go" apartment only 15 min drive from Marbella town centre, in charming Ojén.

Fantastic 2 bedroom, 1.5 bath ground floor apartment in the heart of Ojén...with pool, garage and storage room!

Conveniently located in the centre of the charming village of Ojén, this cosy, low-maintenance apartment offers a great first property or permanent residence in Spain.

The property is easily accessible from the street and it is distributed over 2 floors. The ground floor offers a small, well equipped kitchen, guest toilet, living room and exit to a little terrace with spectacular views over the hills and towards the sea.

Downstairs, we find a full bathroom servicing the 2 bedrooms. The main bedroom has exit to the internal patio, currently hosting the washing machine and being used as a laundry room. This space would easily transform into a little chilling den with the additon of a bit of greenery, vertical gardens and a hammock, for example, as it is flooded with natural light and brings in natural ventilation while being rain-proof. The second bedroom also enjoys its own little outdoor space with access to a south-facing, cosy terrace overlooking the pool. In total there are 10 meters of outdoor space distributed in the 2 small terraces plus the 9.25 square meters of patio. Both bedrooms have built-in wardrobes and by having the bedrooms downstairs, you are guranteed a cool night of sleep even in the summer months.

The block is secured and the pool is a great extra to cool down in the hight heat. The furniture, garage and storage room are all included in the price.

Walk to the many amenities and services that make Ojén a fantastic destination for all-year-living without the coastal price tag. From schools and sports centres to cultural activies, bars and restaurants, you can enjoy the peace and quiet of village living while being less than a ten min drive to La Cañada shopping centre and a further 10 min into Marbella old town and the beach.

A great apartment with very low running costs, community charges are 61 euros per month and IBI 220 euros per year.





## Kenmerken:

### Extra's

Tillen  
Nabij vervoer  
Privé Terras  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Bijkeuken  
Buurt van een kerk  
Access for people with reduced mobility

### Uitzicht

Mountain Bekeken  
Country Bekeken  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex  
Deurbel met intercom

### Categorie

Goedkoop  
Bestaande bouw

### Zonorientatie

South West Orientation

### Ligging

Dicht bij winkels  
Dichtbij scholen  
Dorp  
Bergdorp  
Dichtbij bos

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking

### Energiebeoordeling

F

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater

### CO2 Emission Rating

G