



## GROUND FLOOR APARTMENT IN MARBELLA TOWN

 Marbella Town

**REF# R4294729 – €295,000**



4  
Beds



2  
Baths



72 m<sup>2</sup>  
Built



110 m<sup>2</sup>  
Terrace

Spacious ground floor apartment with 72sqm built, south facing and with private outdoor patio of more than one hundred square meters with an independent exit to the outside of the urbanization, it consists of four bedrooms with two full bathrooms, a spacious living room also with direct access to the outdoor patio and an independent kitchen.

The fully equipped kitchen with its granite countertops has also direct access to the patio.

The gated community located in the area of La Puya-Ermita, Marbella, has beautiful manicured and well-kept gardens and is only a ten minute (950m) walk to the famous cable beach and Marbella center, in addition to being well located to shops, transport, schools and health centers.

The urbanization has a large parking area within the gated community. It should be noted that if you wish to park your car within the same patio of the property, this would also be possible due to the fact that it has an access designated for that purpose.

Ideal home for families or investment due to the location, proximity to shops and high rentabilit, this due to the high demand for rental homes in the area.

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