



## Apartamento Planta Baja en alquiler en Marbella, Marbella

2.200 - 2.200 €

Referencia: R5139244    Dormitorios: 2    Baños: 2    Terreno: 127m<sup>2</sup>    Construido: 108m<sup>2</sup>





## Costa del Sol, Marbella

**Exclusive Apartment in Los Naranjos de Marbella – Long Term Rental** Discover this charming apartment located in one of Marbella's most sought-after areas, within the prestigious Los Naranjos de Marbella development, at the entrance to the renowned Golf Valley. A privileged location that combines residential tranquillity with proximity to the main points of interest: • Just 2 minutes' walk from a supermarket and restaurants • 20 minutes on foot (4 minutes by car) to Puerto Banús • 8 minutes by car to Marbella's Old Town • 4 minutes' walk to Aloha College and 10 minutes to the prestigious La Roche Hospitality School • Very close to the Golden Mile with its iconic hotels such as Puente Romano, Marbella Club and Nobu, as well as exclusive branded developments by Fendi and Dolce & Gabbana The Property This bright apartment with south-west orientation offers comfortable, modern living filled with natural light: • Spacious living and dining area with direct access to a spectacular terrace • Large terrace fitted with glass curtains, perfect for year-round use and fully openable in summer • Two double bedrooms with built-in wardrobes, the master bedroom en suite • Fully fitted kitchen with new appliances and a covered utility area providing additional storage space • Renovated bathrooms with modern finishes • Open views over the communal swimming pool and tropical gardens The Development • Gated and very quiet community surrounded by well-maintained tropical gardens • Large communal swimming pool, perfect for relaxing during the warmer months • Unassigned communal parking with plenty of spaces always available • Although the building does not have a lift, access to the apartment is convenient thanks to wide, easy stairs Rental Conditions • Available for long term rental • Solvent tenants with proof of income required • Two months' deposit plus six-monthly advance payments (non-negotiable) This apartment combines an unbeatable location, practical design and a peaceful setting, making it one of the best rental opportunities in Marbella. A property that will not remain available for long. Additional information: The apartment is available immediately. You have at your disposal the short informative document. Taxes (ITP). For further information or to arrange a viewing, please do not hesitate to contact us. ERE



## Características:

### Características

Terraza Cubierta

Ascensor

Suelos de Mármol

Suelo de Madera

### Estado

Buen estado de conservación

### Cocina

Cocina Equipada

Calificación energética

E

### Orientación

Orientación Suroeste

### Piscina

Piscina Comunitaria

### Seguridad

Alarma

CO2 Emission Rating

E

### Climatización

Calefacción Central.

### Muebles

Completamente Amueblada

### Servicios Públicos

Agua Potable