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Penthouse in Marbella

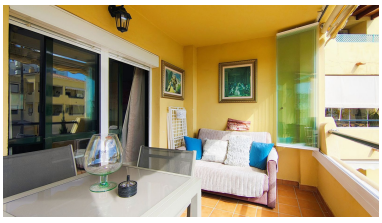
Reference: R5320837



Bedrooms: 2
Bathrooms: 2
M² Build size: 90
Price: 405,000 €
Status: Sale
Property Type: Penthouse
Parking places: by request
M² Plot Size:













Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a meticulously appointed apartment nestled within the esteemed Bello Horizonte residential area. This property is an invitation to embrace the coveted Mediterranean lifestyle, offering a harmonious blend of tranquility and unparalleled convenience. Strategically located just a swift 5-minute drive from the vibrant heart of Marbella city center, and perfectly positioned in southern Spain, this residence places you at the nexus of luxury, culture, and natural beauty. Bello Horizonte is a highly consolidated enclave, renowned for its peaceful ambiance and immediate access to Marbella's world-class amenities.

This exquisite apartment is a beacon of natural light, thoughtfully designed as a first-floor residence. It enjoys the distinct advantages of an elevated position and maximum privacy as the uppermost dwelling, accessed by a single flight of stairs. It forms part of an exclusive, boutique community comprising only 40 discerning neighbors, fostering an intimate and secure environment. This low-density setting is tailor-made for those who prioritize serenity, comfort, and a genuine sense of belonging within a highly regarded residential address.

Sophisticated Design & Generous Proportions

Spanning a generous 85 square meters of meticulously designed interior living space, this apartment radiates a contemporary elegance. The intelligent layout maximizes both functionality and comfort, creating an inviting atmosphere from the moment you step inside. Complementing the interior, a private 10 square meter terrace extends the living area outdoors, offering an ideal setting for alfresco dining, morning coffees, or simply unwinding while enjoying the peaceful surroundings. This seamless integration of indoor and outdoor living defines the property's appeal.

The residence features two spacious bedrooms, each benefiting from an abundance of natural light that streams through large windows, creating bright and airy sanctuaries. The property further boasts two full, well-appointed bathrooms, featuring modern fixtures and finishes that cater to both residents and guests with convenience and style. Enjoying an advantageous east-facing orientation, the apartment is bathed in the gentle warmth of the morning sun. This aspect ensures a consistently bright and uplifting start to your day, while also promoting a naturally cool interior throughout the warmer afternoons, contributing significantly to energy efficiency and year-round comfort.

Exclusive Amenities & Seamless Living

Beyond the confines of the apartment, residents are privy to a suite of exceptional communal amenities designed to enhance the quality of life. The property is nestled within a secure, gated complex, providing peace of mind and an added layer of privacy. Central to the community is a sparkling swimming pool, offering a refreshing oasis for relaxation and leisure during Marbella's glorious sunny days. Lush, meticulously maintained green areas envelop the complex, creating a picturesque backdrop and inviting spaces for leisurely strolls.

Adding to the unparalleled convenience, this offering includes a highly coveted private parking space, eliminating any concerns about parking in this prime location. Furthermore, a dedicated storage room is also part of the package, providing invaluable extra space for personal belongings, sports equipment, or seasonal items, ensuring a clutter-free living environment. These essential extras are included in the price, solidifying the property's exceptional value proposition.

A Strategic Investment with Compelling Returns

For the astute investor or the discerning individual seeking a permanent residence, this property represents an outstanding proposition. Marbella, situated in southern Spain, is a globally recognized destination, synonymous with luxury tourism, high rental demand, and robust capital appreciation. This apartment's prime location in Bello Horizonte, combined with its attractive typology, positions it as an excellent choice for a 'buy-to-let' investment, promising strong rental yields due to the area's enduring popularity with holidaymakers and long-term tenants alike.

One of the most compelling features for investors and homeowners alike are the remarkably low running costs associated with this property. The diligent management of the community ensures that expenses remain highly competitive, enhancing the overall profitability for landlords and reducing the burden for full-time residents.

Detailed cost breakdown: Community Fees are an exceptionally reasonable 95 Euros per month, covering the upkeep of communal areas. Annual IBI (Property Tax) stands at 600 Euros. A semi-annual Rubbish Tax of 90 Euros further underscores the efficient management of municipal services. These low overheads significantly contribute to the property's appeal as a sound financial investment, maximizing potential returns and offering peace of mind.

Embrace the Marbella Lifestyle

Living in Bello Horizonte means embracing the quintessential Marbella lifestyle. You are moments away from pristine beaches, world-class golf courses, designer boutiques, and an exquisite array of epicurean delights. Marbella's international appeal, excellent infrastructure, and year-round pleasant climate make it one of Europe's most sought-after destinations for both residency and investment.

This is more than just an apartment; it is a gateway to an enviable lifestyle and a smart investment in a truly prime location. Given its unique combination of features, low running costs, and strategic position, this property represents a genuine market opportunity that will not remain available for long.

Contact Luxury Realty today to schedule a private viewing and discover firsthand the exceptional value and lifestyle this exquisite Marbella property offers. Seize this moment to secure your place in one of southern Spain's most desirable addresses.

Features:

None, Pool, Air conditioning, Private garden, None, Parking, Investment, Resale