

## Apartment for sale in Diana Park, Costa del Sol

3 Bedrooms | 2 Bathrooms | 117 m<sup>2</sup> Interior | 4 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 350 IBI | € 100 Rubish tax | € 1,116 Community fees



### Property Description

3 Bedroom Apartment – Rare Reform Opportunity with Private Parking and Sea Views

This spacious three-bedroom apartment is a genuine opportunity for both investors and families alike. Properties like this are rarely available at this price in such a central location, with sea views and private parking. The apartment has been traditionally rented for Sprint and summer season on a medium term rental contract, with a repeat client wishing to rent again this year. That means instant income is possible from day one, even before any cosmetic reform or modernisation.

The layout is bright and versatile, offering a generous living and dining area with direct access to a small balcony and seaviews from all living room windows. All three bedrooms are well-proportioned, and the interiors enjoy plenty of natural light. There is a modern shower room with walk in shower and in addition there is a second bathroom however the shower tray has been removed however can easily be replaced by removing the bidet to create an all important 2nd bathroom. The kitchen is very large with views of the mountains behind. It is functional and working but it does need updating.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com  
The property is on the second floor (NO LIFT)! Please note that there is a photo of the internal

communal stairs to show you that there is no lift in the building and its located on the second floor so is not ideal for the elderly or infirm.

## MARBELLA LIVING

The community gardens are well maintained and create a pleasant, green outlook with well established mediterranean plants and trees. There is a communal pool behind secure gates with a grassed area. The community is gated and secure and in addition there is an allocated parking space outside and not under cover.

€ 295,000

Ref: R5265520

Location is a real highlight. You are opposite the local shops, restaurants, and amenities of Diana Park including a bus stop and over the bridge to Aldi, local school and the beach. Just minutes by car to San Pedro de Alcántara, Puerto Banús, Estepona and Marbella, making this an attractive option for permanent living, holiday use, or rental investment.

This is an ideal property for anyone looking to add value through renovation, or for those who want to let immediately in its current condition. With strong rental demand, especially for three-bedroom properties with sea views, this is a rare find and an excellent investment.

Contact us today to arrange a viewing or for more details.

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