



**Middle Floor Apartment for sale in Reserva de Marbella,  
Marbella**

**310,000 €**

Reference: R5327689   Bedrooms: 2   Bathrooms: 2   Build Size: 95m<sup>2</sup>   Terrace: 9m<sup>2</sup>





## Costa del Sol, Reserva de Marbella

### APARTMENT FOR SALE WITH RELIABLE TENANT.

Located in Residencial Amatista, Urbanización LA RESERVA DE MARBELLA, this first-floor apartment features 102 m<sup>2</sup> of built space and a 9 m<sup>2</sup> terrace.

The property consists of 2 bedrooms with fitted wardrobes, 2 bathrooms, an equipped kitchen, a living-dining room, and an indoor parking space. It is sold fully furnished. The terrace offers views of the communal gardens and swimming pools (1 children's pool + 2 adult pools).

#### Investment Terms:

Lease Agreement: Active until September 19, 2027.

Tenant: Proven reliable payer.

Monthly Rent: €1,125/month.

Condition: The existing rental contract must be respected until its expiration.

Note: Viewing the interior of the apartment is NOT possible.



## Features:

### Features

Lift  
Private Terrace  
Marble Flooring  
Fitted Wardrobes  
WiFi

### Views

Pool  
Pool  
Communal  
Garden  
Communal

### Category

Investment

### Orientation

South West

### Setting

Close To Schools

### Furniture

Fully Furnished

### Parking

Underground

### Climate Control

Air Conditioning  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water