

**Sales - Apartment - Marbella**  
**590.000€**



**Ref.-ID: R4797226**

**Marbella**

**Apartment**

**Community: 1,152 EUR / year**

**IBI: 1,095 EUR / year**

**Rubbish: 87 EUR / year**



**3**



**2**



**114 m2**

"Unique opportunity in the heart of Marbella! This spacious apartment on the 6th floor of a 7-story building offers you the chance to live in one of the most exclusive areas of the city. With an unbeatable location, just 200 meters from the marina and the promenade, you will have everything at your fingertips: shops, restaurants and services. Upon entering, you will be greeted by a cozy hall that leads to a spacious living room with access to a west-facing terrace, perfect for enjoying unique sunsets. The house has three bedrooms, including a master bedroom with fitted wardrobes and a full bathroom with a window. The two additional bedrooms also have a full bathroom. The kitchen is empty, waiting to be customized according to your tastes and needs. In addition, the apartment includes a parking space in the same building with direct elevator access to the house, which adds comfort and security to your day to day. This property is ideal both for living all year round and for investing, thanks to its excellent location and potential for renovation. It does not have heating, but it does have air conditioning to keep you cool during the warmer months. With an energy class E, this apartment offers a balance between comfort and efficiency. Don't miss this opportunity to acquire a property in one of the best areas of Marbella. Contact us for more information and to schedule a visit! 114m<sup>2</sup> built 8m<sup>2</sup> terrace." IBI flat 1.095,29€. IBI Garage 62,89€ 62,89 IBI Rubbish 43,44€ + 43,44€ + 43,44€. Community fees flat Community fees Garage

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Port
  - ✓ Close To Golf
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Marina
  - ✓ Close To Marina
  - ✓ Urbanisation

- Parking**
- ✓ Underground

- Orientation**
- ✓ West

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Condition**
- ✓ Good

- Category**
- ✓ Cheap
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
  - ✓ Reduced
  - ✓ Resale
  - ✓ Contemporary

- Views**
- ✓ Urban
  - ✓ Street

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Ensuite Bathroom

- Security**
- ✓ Gated Complex