

## Sales - Apartment - Marbella

### 395.000€



**Ref.-ID: R5032588**

**Marbella**

**Apartment**

**Community: 792 EUR / year**

**IBI: 540 EUR / year**

**Rubbish: 24 EUR / year**



**2**



**2**



**91 m2**

An apartment is located in Marina Marbella, one of the most privileged areas of Marbella. This property, perfect for both residence and investment, stands out for its proximity to the beach and the Puerto Pesquero of Marbella, just three minutes walk away. In addition, it has a tourist license, allowing its vacation rental legally. The apartment has an area of 91 m2 built and has two large bedrooms, a full bathroom and an additional toilet for greater comfort. The kitchen is modern and fully equipped, offering a practical and functional space for day to day. The 12 m2 terrace features a glass curtain and awnings, which provides versatility throughout the year. The house is in excellent condition and is ready to live. It is sold fully furnished, including televisions and all the necessary elements to install without worry. The apartment has air conditioning of cold and heat, lift in the building and a private parking space. The urbanization is closed and private, with security and offers two communal pools surrounded by tropical gardens. The location is excellent, just minutes from the centre of Marbella, with access to shopping areas, supermarkets, luxury shops, exclusive restaurants and all kinds of leisure options.

- Setting**
- ✓ Beachside
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Garden**
- ✓ Communal

- Orientation**
- ✓ South West

- Parking**
- ✓ Private

- Condition**
- ✓ Excellent

- Climate Control**
- ✓ Air Conditioning

- Views**
- ✓ Sea
  - ✓ Garden
  - ✓ Pool

- Features**
- ✓ Lift
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Marble Flooring