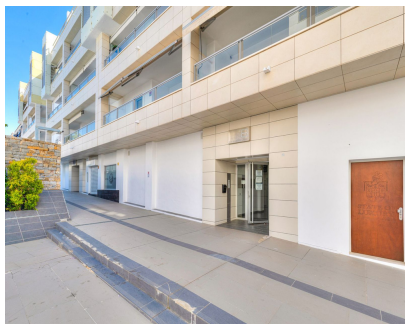


**Sales - Apartment - Marbella**  
**650.000€**



**Ref.-ID: R5108869**

**Marbella**

**Apartment**

**Community: 936 EUR / year**

**IBI: 1,140 EUR / year**

**Rubbish: 83 EUR / year**



**3**



**2**



**114 m2**

Located in the well-established and sought-after residential area of San Pedro Alcántara, Marbella, this stylish duplex penthouse is just 700 metres from the beach, within a well-maintained gated community with a communal swimming pool and easy access to all essential amenities: supermarkets, restaurants, green areas, pharmacies, and public transport. The property is in good general condition, fully habitable and ready to move into, offering a smart layout and generous outdoor spaces that make the most of the Mediterranean lifestyle all year round. Main features: 3 bedrooms with built-in wardrobes 2 full bathrooms (one en suite) Bright living-dining area with direct access to a 20 m² main terrace Contemporary design with a kitchen visually connected to the dining area through a practical sliding glass enclosure Independent laundry area Outdoor areas designed for enjoyment: Staircase from the main terrace leading to a large 65.75 m² private rooftop solarium Pergola on the upper level, ideal for creating a chill-out zone, outdoor dining area or sunbathing space Communal pool within a quiet and secure development Private underground parking space included in the price Installations and equipment: Central air conditioning with heat pump Electric water heater Well-maintained interior and exterior finishes Low-density community with excellent upkeep An ideal home whether as a primary residence, holiday retreat, or investment property with strong rental potential, in one of the most comfortable and well-connected areas of Marbella. With easy access to the A-7 motorway and just minutes from San Pedro town centre, the beachfront promenade, and the renowned Puerto Banús. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT + AJD) + notary and land registry fees. The price does not include VAT.

<b>Setting</b> <div><div>✓</div> Commercial Area</div> <div><div>✓</div> Beachside</div> <div><div>✓</div> Close To Sea</div> <div><div>✓</div> Close To Marina</div> <div><div>✓</div> Urbanisation</div>	<b>Orientation</b> <div><div>✓</div> North East</div>	<b>Condition</b> <div><div>✓</div> Good</div>	<b>Pool</b> <div><div>✓</div> Communal</div>	<b>Climate Control</b> <div><div>✓</div> Air Conditioning</div> <div><div>✓</div> Central Heating</div>	<b>Views</b> <div><div>✓</div> Street</div>
<b>Features</b> <div><div>✓</div> Covered Terrace</div> <div><div>✓</div> Fitted Wardrobes</div> <div><div>✓</div> Near Transport</div> <div><div>✓</div> Solarium</div> <div><div>✓</div> Ensuite Bathroom</div>	<b>Kitchen</b> <div><div>✓</div> Fully Fitted</div>	<b>Garden</b> <div><div>✓</div> Communal</div> <div><div>✓</div> Easy Maintenance</div>	<b>Parking</b> <div><div>✓</div> Underground</div>	<b>Utilities</b> <div><div>✓</div> Electricity</div> <div><div>✓</div> Drinkable Water</div>	<b>Category</b> <div><div>✓</div> Investment</div> <div><div>✓</div> Contemporary</div>