

**Sales - Apartment - Marbella**  
**450.000€**



**Ref.-ID: R5160925**

**Marbella**

**Apartment**

**Community: 1,740 EUR / year**

**IBI: 896 EUR / year**

**Rubbish: 165 EUR / year**



**2**



**2**



**104 m2**

Spacious apartment currently used as a professional office, ideal both as a workplace or as a residence. Officially registered as a 2-bedroom, 2-bathroom property, it stands out for its brightness and generous layout. Located right in the business center of Marbella, surrounded by notaries, banks, shops, and all essential services, it offers a prime strategic location whether for living or working. The building features concierge service, and a parking space nearby can be purchased separately. An excellent opportunity in the heart of Marbella, with the flexibility to adapt it to residential or professional use.

**Setting**

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops

**Orientation**

- ✓ North
- ✓ East

**Condition**

- ✓ Good

**Views**

- ✓ Mountain
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Near Church

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Not Fitted

**Security**

- ✓ Gated Complex

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Category**

- ✓ Investment
- ✓ Resale