

## Sales - Apartment - Marbella

**320.000€**



**Ref.-ID: R5184418**

**Marbella**

**Apartment**

**Community: 2,892 EUR / year**

**IBI: 599 EUR / year**

**Rubbish: 185 EUR / year**



**1**



**78 m<sup>2</sup>**

Exclusive luxury studio that combines elegance, comfort, and a privileged location. The property features a full bathroom and a spacious open-plan area that integrates the living room, dining area, kitchen, and bedroom. It also offers a storage room and a parking space in the complex's underground garage. With breathtaking direct sea views and an unbeatable location next to the Don Carlos Hotel and the Marriott Resort, just 40 meters from the beach, this studio offers an unparalleled lifestyle in one of Marbella's most sought-after enclaves. With a built area of 78 m<sup>2</sup>, the space has been designed to provide comfort and spaciousness, ideal for an individual or couple who values exclusivity. It already has a tourist license, making it an excellent year-round rental investment as well. The residential complex offers tropical gardens, a swimming pool, and a café open during the summer season, as well as direct access to the beach. On the ground floor, you will find cozy lounges dedicated to relaxation and reading. The complex is cared for by a housekeeper, responsible for administration and available for any needs. Additionally, the community fee includes water, electricity, and internet for your complete peace of mind. Its location is unbeatable: just steps from Nikki Beach, with easy access to the A7 highway and only 20 minutes from Málaga International Airport. Surrounded by exclusive beaches, top-tier services, and a vibrant array of leisure, dining, and sports options, this studio is the perfect fusion of luxury, well-being, and Mediterranean lifestyle.

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ WiFi
- ✓ Storage Room
- ✓ Fiber Optic

**Category**

- ✓ Luxury

**Orientation**

- ✓ East

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden
- ✓ Urban

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Partially Fitted

**Garden**

- ✓ Communal

**Parking**

- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Telephone