

## Sales - Apartment - Marbella

### 325.000€



**Ref.-ID: R5252887**

**Marbella**

**Apartment**

**Community: 840 EUR / year**

**IBI: 820 EUR / year**



**3**



**2**



**90 m2**

We present a property with outstanding potential in one of Marbella's most sought-after locations, less than a one-minute walk from the beach and surrounded by all essential services. This prime setting makes it an excellent opportunity both as a home and as an investment. The apartment offers 91 m<sup>2</sup> of built area, currently distributed into 3 bedrooms and 2 bathrooms, providing great flexibility for a full renovation and the possibility to create a modern, open-plan living space tailored to your style. Its south-west orientation ensures plenty of natural light throughout the day and beautiful afternoon sun. The building features communal swimming pools and landscaped gardens, perfect for enjoying Marbella's Mediterranean lifestyle. The property also includes a storage room, a valuable asset in the city centre, and adapted access for people with reduced mobility. Key features: • Less than 5 minute walk to the beach • Prime central Marbella location • 3 bedrooms and 2 bathrooms • 91 m<sup>2</sup> built • Excellent renovation potential • South-west orientation • Communal swimming pools and gardens • Storage room included • All amenities within walking distance: shops, restaurants, banks, promenade A rare opportunity to acquire a property with great upside in one of Marbella's best locations. Ideal for investors, a second home, or a bespoke renovation project in the heart of the city.

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Kitchen**
- ✓ Partially Fitted

- Orientation**
- ✓ South West

- Garden**
- ✓ Communal

- Condition**
- ✓ Renovation Required
  - ✓ Restoration Required

- Security**
- ✓ Entry Phone

- Pool**
- ✓ Communal

- Utilities**
- ✓ Telephone
  - ✓ Gas

- Views**
- ✓ Street

- Category**
- ✓ Investment

- Furniture**
- ✓ Not Furnished