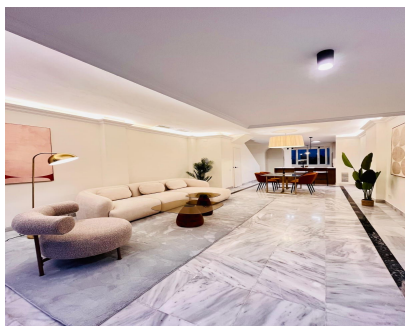


**Sales - Apartment - Marbella**  
**789.000€**



**Ref.-ID: R5320588**

**Marbella**

**Apartment**

**Community: 2,256 EUR / year**

**IBI: 1,266 EUR / year**



**2**



**3**



**163 m2**

Exclusive duplex next to the beach in Marbella House Residence – Marbella city centre 163.29 m<sup>2</sup> built, 29.60 m<sup>2</sup> terrace, 2 bedrooms, 2 en-suite bathrooms, private parking space and storage room included. Property located in the prestigious Marbella House Residence, one of the most sought-after developments in Marbella due to the quality of its facilities, excellent maintenance and privileged location. Situated on Calle Ramón Gómez de la Serna, it is just steps from the beach and the Promenade, right in the heart of Marbella, surrounded by restaurants, shops and all essential services. The residential complex offers an exclusive environment with tropical gardens and complete communal areas including an outdoor swimming pool with lifeguard service, 24-hour concierge and security, a fully equipped gym, sauna, paddle tennis courts and squash court, providing the perfect setting to enjoy comfort and tranquillity. The property stands out for its spaciousness, natural light and excellent duplex layout. The ground floor features a magnificent terrace, ideal for enjoying the Costa del Sol climate, a large living-dining room with fireplace, independent kitchen and guest toilet. The upper floor offers two double bedrooms, both with en-suite bathrooms, as well as an additional versatile space that can be adapted as an office, leisure area, private gym or even a third bedroom. The property also includes a 28.03 m<sup>2</sup> parking space and a 4.71 m<sup>2</sup> storage room, both located on the first basement level with convenient access. An ideal property as a permanent residence or investment, located in one of the most exclusive areas of Marbella, just a few metres from the sea and offering a privileged lifestyle. Contact us for more information and discover this unique opportunity. In accordance with Decree 218/2005, of 11 October, which approves the Regulation on consumer information regarding the purchase, sale and rental of properties in Andalusia, clients are informed that notary fees, land registry fees, Property Transfer Tax (I.T.P.), and any other expenses arising from the purchase or rental transaction are not included in the price. Real estate agency fees are included in the price. The information provided, including property surfaces, prices, conditions and availability, is for guidance purposes only and does not constitute a binding contractual offer. It may be subject to modifications without prior notice, and the availability of the property must be confirmed at the time of enquiry. Energy Performance Certificate pending.

- |   |   |  |  |   |   |
|---|---|--|--|---|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>          | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Street</li> </ul>   | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Gym</li> <li>✓ Ensuite Bathroom</li> <li>✓ Courtesy Bus</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul> |
| <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>  | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>     | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> </ul> |   |   |