Sales - Apartment - Marbella

840.000€











Ref.-ID: R5335477 **Marbella** **Apartment**

Community: 3,720 EUR / year **IBI: 1,500 EUR / year** **Rubbish: 185 EUR / year** **2** **3** **154 m2**

Living on Marbella’s exclusive Golden Mile means enjoying one of the most privileged locations on the Costa del Sol. This spacious flat in the renowned Guadalpin Building offers lovely sea views, a generous terrace and an unbeatable location just a few minutes’ walk from the beach and some of Marbella’s most iconic landmarks. The property, originally a three-bedroom home, has been redesigned to offer greater space and comfort in a living room flooded with natural light. It features two bedrooms with en-suite bathrooms, fitted wardrobes, a separate kitchen and a third bathroom. Both the living room and the bedrooms have direct access to a covered terrace of approximately 25 m², an ideal space to relax and enjoy the sea views and the pleasant residential surroundings. The property also includes an allocated parking space in the communal garage. Its location is one of its greatest attractions. Within walking distance are the beach and the pleasant seafront promenade, hotels such as the Puente Romano and the iconic Marbella Club Hotel, the charm of the Old Town, and the centre of Marbella with all its renowned restaurants, all just a few minutes away. The development offers excellent facilities, including a communal swimming pool, 24-hour security, a professional rental service with concierge facilities, and daily cleaning of the communal areas. There is also a restaurant and a range of premises where prestigious businesses are setting up shop. Thanks to its prime location and the high demand in the area, this property represents both a magnificent home from which to enjoy Marbella and an excellent investment opportunity with great potential for holiday rentals. Don’t miss the chance to live in one of the most exclusive areas of the Costa del Sol. Contact us today for more information and to arrange a viewing! In compliance with Decree 218/2005, of October 11, which approves the Regulation on Consumer Information in the sale and rental of homes in Andalusia, the client is informed that the applicable notary and registration fees and taxes (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ 24 Hour Reception
- ✔ Courtesy Bus
- ✔ Near Church

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment