## Sales - Apartment - Marbella

# 410.000€











**Ref.-ID: R5412400**

**Marbella**

**Apartment**

**2**

**1**

**70 m2**

Extraordinary apartment located in one of the most sought-after and prestigious areas of Marbella, just 300 meters from the beach. The property stands out for its spacious layout and excellent distribution, featuring a bright and generous living room, 2 double bedrooms with built-in wardrobes, 1 full bathroom, a separate kitchen, and a pleasant balcony with open city views. An ideal property for those seeking comfort, prime location, and quality of life in the heart of the city, with the sea only a few minutes' walk away. Living here means enjoying all services and amenities just steps from your door. The apartment is located next to Avenida Ricardo Soriano, Marbella's main avenue, very close to Parque de la Constitución and the charming Old Town, home to the iconic Plaza de los Naranjos. The area offers a privileged setting surrounded by luxury boutiques, renowned restaurants, supermarkets, cafés, leisure areas, and all kinds of services, allowing you to enjoy the authentic Marbella lifestyle without needing a car. Thanks to its exceptional location and great potential, this property represents an excellent opportunity as a permanent residence, holiday home, or high-demand real estate investment in one of the most exclusive areas of the Costa del Sol. Do not miss this magnificent opportunity. For more information or to arrange a viewing, please contact us — we will be delighted to assist you. The sale price includes real estate agency fees unless expressly stated otherwise. It does not include costs related to the purchase process, such as applicable taxes (ITP or VAT and AJD, where applicable), notary fees, land registry fees, and administrative costs. In accordance with Andalusian Decree 218/2005, the Abbreviated Information Document (DIA) is available to any consumer who requests it. The information provided is for guidance purposes only, is non-contractual, and may be subject to errors or omissions.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea

**Orientation**
- ✔ North West Orientation

**Condition**
- ✔ Good Condition

**Views**
- ✔ Mountain Views
- ✔ Urban Views

**Features**
- ✔ Lift
- ✔ Private Terrace

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas