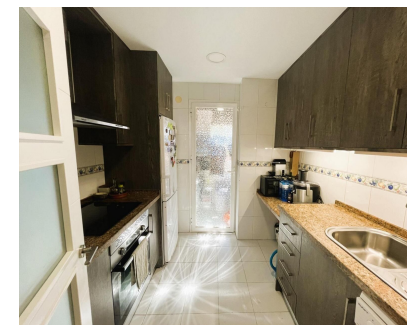


Sales - Apartment - Marbella
630.000€

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Ref.-ID: R4802284

Marbella

Apartment

Community: 2,616 EUR / year

IBI: 698 EUR / year



2



2



96 m2

This magnificent flat is situated in one of the most exclusive areas of Marbella, right next to the prestigious NH Hotel and the well-known Guadalpín Hotel. The location is unbeatable, just a few minutes' walk from the beach and the promenade, as well as some of the city's most exclusive areas. The renowned Guadalpín Institute and other highly prestigious schools are very close by, offering unparalleled education. The flat boasts two spacious bedrooms and two bathrooms, ideal for comfort and privacy. The kitchen is fully equipped and features a separate laundry room, providing additional space for household chores. The large living room is the heart of the home, offering a cosy and elegant atmosphere, and directly connects to a spacious terrace. From the terrace, you can enjoy impressive views of the urbanisation and the pool, creating a perfect setting for relaxation and entertainment to be enjoyed with family and friends. The urbanisation in which the flat is located is exclusive and of high quality. It has extensive green areas, ideal for walks and outdoor activities. Being a private urbanisation, security is excellent, offering peace of mind and protection to all residents. Additionally, it has a spectacular swimming pool and padel courts, perfect for enjoying the climate. One of the great advantages of this flat is its private parking space and a storage room, providing additional space for storage and convenience for parking. This is always a plus in a city. But that's not all, the location of the flat allows you to enjoy the vibrant social and gastronomic life of Marbella. Just a 15-minute walk from the port of Marbella and the city centre, you can access a wide variety of bars, high-quality restaurants, and pubs where you can enjoy an evening. Marbella offers endless leisure and entertainment possibilities, ensuring there is always something to do. This flat in Marbella, a tourist hotspot, is a unique opportunity to live in a privileged location, with all the amenities and services at your fingertips. Enjoy its microclimate from the comfort of your home! Are you going to miss out? In accordance with the provisions of the Junta de Andalucía decree 218/2005 of 11 October, it is important to inform our clients that notarial and registration fees and the ITP are not included in the price. However, we want to highlight that real estate intermediation fees are included in the price...

Setting ✓ Town ✓ Beachside ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Air Conditioning	Views ✓ Pool	Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Paddle Tennis ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ 24 Hour Reception ✓ Courtesy Bus ✓ Near Church
Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Gated Complex ✓ Entry Phone ✓ 24 Hour Security	Parking ✓ Underground ✓ Garage	Utilities ✓ Electricity ✓ Telephone	Category ✓ Holiday Homes ✓ Investment