

Sales - Apartment - Marbella
649.000€

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Ref.-ID: R4889953

Marbella

Apartment

Community: 1,032 EUR / year

IBI: 692 EUR / year

Rubbish: 66 EUR / year



3



2



122 m2

Charming Opportunity to Live in a Duplex Penthouse Just 100 Meters from La Bajadilla Beach – Marbella Center We are pleased to present this beautiful duplex penthouse, ideally located just steps away from Marbella's seafront promenade and La Bajadilla Beach, in one of the most sought-after areas of the city for both permanent living and holiday rentals. Situated on the second floor and attic level of a modern building with elevator, constructed in 2012, this property enjoys excellent natural cross-ventilation thanks to its three orientations: East, West, and North. Main Features and Layout: Total built area of 122 m², with 77 m² on the main floor and 44 m² on the upper (attic) level. Approximately 15 m² of additional outdoor space between terrace and balconies. Entrance hall, independent kitchen with window, bright living-dining room, three bedrooms (one on the main floor and two on the upper floor), and two full bathrooms with windows (one on each level). Fully equipped kitchen with high-quality appliances. All bedrooms feature built-in wardrobes and are efficiently laid out. Private terrace offering open panoramic views of Marbella's Old Town, the Cathedral, and the iconic La Concha mountain—ideal for relaxing with total privacy. Wheelchair-friendly access: no steps or architectural barriers within the building. Modern Building with No Holiday Rental Restrictions With only 12 years since construction, the building allows for obtaining a tourist rental license, making this property an ideal choice for both personal use and investment. Don't miss this fantastic opportunity to own a charming penthouse in the heart of Marbella, just a few steps from the beach and all amenities.

Setting <ul style="list-style-type: none">✓ Close To Golf✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Close To Forest✓ Close To Marina	Orientation <ul style="list-style-type: none">✓ North✓ East✓ West	Condition <ul style="list-style-type: none">✓ Excellent✓ Good	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Pre Installed A/C✓ Hot A/C✓ Cold A/C	Views <ul style="list-style-type: none">✓ Mountain✓ Panoramic✓ Urban✓ Street	Features <ul style="list-style-type: none">✓ Lift✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Access for people with reduced mobility✓ Marble Flooring✓ Double Glazing✓ Restaurant On Site✓ Courtesy Bus✓ Near Mosque✓ Near Church✓ Fiber Optic
Furniture <ul style="list-style-type: none">✓ Optional	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Security <ul style="list-style-type: none">✓ Alarm System	Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Telephone	Category <ul style="list-style-type: none">✓ Beachfront✓ Cheap✓ Holiday Homes✓ Investment✓ Luxury✓ Resale✓ Contemporary	