

**Sales - Apartment - Marbella**  
**949.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4944217**

**Marbella**

**Apartment**

**Community: 2,520 EUR / year**

**IBI: 800 EUR / year**

**Rubbish: 190 EUR / year**



**3**



**2**



**118 m2**

Marbella – the only Skyscraper of Marbella Exclusive Listing Virtual tour available Stunningly refurbished 3-bedroom, 2-bathroom apartment offering breathtaking panoramic views of the Mediterranean Sea, the beautifully landscaped community grounds, and Marbella itself. Located in Marbella’s only skyscraper, an iconic building fully renovated in 2022, this unique apartment boasts a bright, open-plan living area, a sleek, fully fitted modern kitchen, and three well-appointed bedrooms with stylish bathrooms. The highlight is the expansive 30m² terrace, where you can take in the spectacular coastal scenery. Perfectly positioned within walking distance of the sandy beaches, just 2 minutes from Río Real Golf, and a short 5-minute drive to Marbella’s city center and La Cañada Shopping Mall. Puerto Banús is only 12 minutes away. This property includes an underground parking space and a storage room. A rare opportunity—schedule your viewing today!

- Setting**
- ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Tennis Court
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Double Glazing

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ East
  - ✓ South East
  - ✓ South

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Resale

- Condition**
- ✓ Excellent

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C

- Security**
- ✓ Gated Complex

- Views**
- ✓ Sea
  - ✓ Panoramic
  - ✓ Garden
  - ✓ Pool

- Parking**
- ✓ Underground
  - ✓ Covered
  - ✓ Private