

Sales - Apartment - Marbella
650.000€

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



Ref.-ID: R5077753

Marbella

Apartment

Community: 1,812 EUR / year

IBI: 906 EUR / year



3



1



165 m2

Located in the heart of Marbella's Old Town and just 300 meters from the beach, this spacious property offers all the charm of traditional Andalusian architecture with excellent renovation potential. Situated on a first floor with west-facing orientation, the apartment boasts 165 m², including three generous bedrooms, a full bathroom, a large independent kitchen, and a bright and spacious living room, ideal for creating a warm, modern home while preserving its original character. Set in a charming building with only three family residences (one per floor), the home features classic Andalusian balconies adorned with flowers, giving it a unique and picturesque appeal. Additionally, it includes a private interior patio. While the property does require renovation, we've prepared concept renders to help you envision its full potential. Its prime location means you're just steps from supermarkets, schools, restaurants, and all central amenities — and best of all, the beach is only a 3-minute walk away. A unique opportunity for those looking to live or invest in a vibrant area full of history, character, and unbeatable convenience. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. BRF

Orientation

✔ West

Condition

✔ Good

Features

- ✔ Covered Terrace
- ✔ Wood Flooring

Furniture

✔ Part Furnished

Kitchen

✔ Fully Fitted