

**Sales - Apartment - Marbella**  
**520.000€**

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



**Ref.-ID: R5084005**

**Marbella**

**Apartment**

**Community: 2,232 EUR / year**

**IBI: 1,379 EUR / year**

**Rubbish: 92 EUR / year**



**3**



**3**



**137 m2**

Spacious property in Guadalmina Alta, right next to Hotel Barceló — full of potential to make it your own. Located in the sought-after area of Guadalmina Alta, just steps from Hotel Barceló, this is one of those rare opportunities with the space and potential to customize to your taste. With 176 m<sup>2</sup> of built space and a spectacular 77 m<sup>2</sup> terrace, this apartment offers more than enough room to live comfortably and redesign each corner with your own personality. It features three bedrooms, three bathrooms, a separate kitchen, and a spacious living-dining area with direct access to the terrace—as do two of the bedrooms. The complex includes a private parking space, several community pools available for residents, children's play areas, and is surrounded by golf courses, shops, and services—all within a peaceful setting well connected to the rest of Marbella. The property is in good condition with enough margin to modernize it in your own style, without requiring a full renovation unless desired. It's ideal for families looking for generous living spaces and community areas, as well as buyers seeking a solid investment with room to add value. A classic-style property with all the potential to become a solid investment with lasting character and long-term value.

- Setting**
- ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Schools
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ WiFi
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Double Glazing
  - ✓ 24 Hour Reception

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone
  - ✓ Gas

- Orientation**
- ✓ North East

- Furniture**
- ✓ Part Furnished

- Category**
- ✓ Golf
  - ✓ Investment
  - ✓ Resale

- Condition**
- ✓ Good

- Kitchen**
- ✓ Partially Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Pre Installed A/C

- Security**
- ✓ 24 Hour Security

- Views**
- ✓ Mountain
  - ✓ Golf
  - ✓ Pool

- Parking**
- ✓ Underground
  - ✓ Covered