

Sales - Apartment - Marbella
619.000€

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Ref.-ID: R5108869

Marbella

Apartment

Community: 1,860 EUR / year

IBI: 1,140 EUR / year

Rubbish: 83 EUR / year



3



2



114 m2

Located in the well-established and sought-after residential area of San Pedro Alcántara, Marbella, this stylish duplex penthouse is just 700 metres from the beach, within a well-maintained gated community with a communal swimming pool and easy access to all essential amenities: supermarkets, restaurants, green areas, pharmacies, and public transport. The property is in good general condition, fully habitable and ready to move into, offering a smart layout and generous outdoor spaces that make the most of the Mediterranean lifestyle all year round. Main features: 3 bedrooms with built-in wardrobes 2 full bathrooms (one en suite) Bright living-dining area with direct access to a 20 m² main terrace Contemporary design with a kitchen visually connected to the dining area through a practical sliding glass enclosure Independent laundry area Outdoor areas designed for enjoyment: Staircase from the main terrace leading to a large 65.75 m² private rooftop solarium Pergola on the upper level, ideal for creating a chill-out zone, outdoor dining area or sunbathing space Communal pool within a quiet and secure development Private underground parking space included in the price Installations and equipment: Central air conditioning with heat pump Electric water heater Well-maintained interior and exterior finishes Low-density community with excellent upkeep An ideal home whether as a primary residence, holiday retreat, or investment property with strong rental potential, in one of the most comfortable and well-connected areas of Marbella. With easy access to the A-7 motorway and just minutes from San Pedro town centre, the beachfront promenade, and the renowned Puerto Banús. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT + AJD) + notary and land registry fees. The price does not include VAT.

Setting <ul style="list-style-type: none">✓ Commercial Area✓ Beachside✓ Close To Sea✓ Close To Marina✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ North East	Condition <ul style="list-style-type: none">✓ Good	Pool <ul style="list-style-type: none">✓ Communal	Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Central Heating	Views <ul style="list-style-type: none">✓ Street
Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Solarium✓ Ensuite Bathroom	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Communal✓ Easy Maintenance	Parking <ul style="list-style-type: none">✓ Underground	Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water	Category <ul style="list-style-type: none">✓ Investment✓ Contemporary