EK
ARBAT ESTATES

**Sales - Apartment - Marbella**

**895.000€**

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**Ref.-ID: R5135422** **Marbella** **Apartment**

**Community: 2,376 EUR / year** **IBI: 1,384 EUR / year** **Rubbish: 185 EUR / year** **2** **2** **130 m2**

Completely renovated flat very close to the beach and overlooking Parque de la Constitución. Discover modern living in the heart of Marbella with this stunning apartment, recently renovated with great taste and contemporary style. This property offers a unique atmosphere and unparalleled comfort. Located just a few steps from the Paseo Marítimo, lively restaurants and Parque de la Constitución, this home is perfect for city lovers seeking tranquillity, comfort and luxury. Upon entering, we find a hall that leads to the modern and functional separate kitchen with access to a terrace that surrounds the entire house. Two spacious bedrooms and two full bathrooms. Large living-dining room with access to the south side of the terrace, perfect for relaxing throughout the day as it has exceptional views of the Parque de la Constitución and absolute tranquillity and privacy. The property originally had three bedrooms and has been easily converted into a two-bedroom space, providing more space in the living room. Located on the third floor, additional features include air conditioning and heat pump heating, all brand new. A magnificent parking space and a storage room. LED lighting throughout the house and ample storage space. This property is a must-see. Located in a secure and well-maintained community with 24-hour security and concierge service. Residents enjoy access to several communal swimming pools, one of which is for children. Just a 10-minute walk from the charming old town of Marbella and a minute from the beach, this property enjoys an ideal location and is surrounded by all essential amenities.

**Setting**
- ✔ Town
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Courtesy Bus
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water