

Sales - Apartment - Marbella
559.000€

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



Ref.-ID: R5154883

Marbella

Apartment

Community: 1,704 EUR / year

IBI: 768 EUR / year



4



2.5



138 m²

Spacious Duplex ground floor with Renovation Potential in Xarblanca, Marbella This charming Duplex ground floor, located in the popular residential area of Xarblanca in Marbella, offers an excellent opportunity for families, investors, or anyone looking for a second home on the Costa del Sol. The property features 139 m² of built space plus a generous 30 m² terrace, and is distributed over multiple levels with four bedrooms, two bathrooms, and a guest toilet. Bright and spacious, the home has great potential for renovation to suit your personal taste and needs. Situated in a quiet and well-kept gated community, residents benefit from access to a communal swimming pool and beautifully maintained gardens — ideal for enjoying the Mediterranean lifestyle. Conveniently located close to schools, shops, public transport, and Marbella's city center, this property combines comfort, space, and location with the opportunity to create your ideal home.

- Setting**
- ✓ Close To Shops
 - ✓ Close To Town
 - ✓ Close To Schools

- Features**
- ✓ Covered Terrace
 - ✓ Fitted Wardrobes
 - ✓ Private Terrace

- Orientation**
- ✓ South

- Furniture**
- ✓ Optional

- Condition**
- ✓ Renovation Required

- Garden**
- ✓ Communal

- Pool**
- ✓ Communal

- Security**
- ✓ Gated Complex

- Climate Control**
- ✓ Fireplace

- Parking**
- ✓ Private

- Views**
- ✓ Pool
 - ✓ Urban