

**Sales - Apartment - Marbella**  
**400.000€**

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



**Ref.-ID: R5169676**

**Marbella**

**Apartment**

**Community: 720 EUR / year**

**IBI: 227 EUR / year**

**Rubbish: 46 EUR / year**



**3**



**2**



**82 m2**

We presents this magnificent downtown apartment, located just 250 meters from La Bajadilla Beach, with beautiful sea views, in one of the most sought-after areas of Marbella. Located next to Avenida Severo Ochoa, the property has a floor area of approximately 82 m², distributed over a bright living-dining room with access to a balcony, three bedrooms (two of which also have access to a balcony), a full bathroom, a guest toilet, and a separate kitchen. Thanks to its excellent location, just a few steps from the Fishing Port, this property is in a perfect area for walking and enjoying the beautiful coastal landscapes. La Bajadilla beach, with its moderate waves, is ideal for both swimming and outdoor activities throughout the year. A unique opportunity to live near the sea, surrounded by amenities, and in a privileged setting. Contact us without obligation. We will be happy to help you! Located near transportation, schools, clinics, pharmacies, shops, etc., everything to make your stay more pleasant. We work to offer our clients their dream home. We cover all your needs: houses, apartments, commercial premises, land, offices, etc., and we offer our clients real estate and financial advice. If you need financing, our office has professionals in the field who will provide you with security, profitability, and the best offer on the market. The costs associated with the sale are not included. D. I. A. document available to consumers in accordance with Decree 218/2005 of the Regional Government of Andalusia. " Ask us for more information with no obligation!

<b>Setting</b> <div><div></div> Town</div> <div><div></div> Commercial Area</div> <div><div></div> Beachside</div> <div><div></div> Port</div> <div><div></div> Close To Shops</div> <div><div></div> Close To Sea</div> <div><div></div> Close To Town</div> <div><div></div> Close To Schools</div> <div><div></div> Close To Marina</div>	<b>Orientation</b> <div><div></div> East</div> <div><div></div> South</div>	<b>Condition</b> <div><div></div> Excellent</div>	<b>Views</b> <div><div></div> Sea</div>	<b>Features</b> <div><div></div> Lift</div> <div><div></div> Fitted Wardrobes</div> <div><div></div> Private Terrace</div>	<b>Furniture</b> <div><div></div> Not Furnished</div>
<b>Kitchen</b> <div><div></div> Partially Fitted</div>	<b>Category</b> <div><div></div> Bargain</div> <div><div></div> Holiday Homes</div> <div><div></div> Investment</div>				