



**Sales - Apartment - Marbella**

**320.000€**

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**Ref.-ID: R5184418**

**Marbella**

**Community: 2,892 EUR / year**

**IBI: 599 EUR / year**

**Rubbish: 185 EUR / year**

**Apartment**



**1**



**78 m<sup>2</sup>**

Exclusive luxury studio that combines elegance, comfort, and a privileged location. The property features a full bathroom and a spacious open-plan area that integrates the living room, dining area, kitchen, and bedroom. It also offers a storage room and a parking space in the complex's underground garage. With breathtaking direct sea views and an unbeatable location next to the Don Carlos Hotel and the Marriott Resort, just 40 meters from the beach, this studio offers an unparalleled lifestyle in one of Marbella's most sought-after enclaves. With a built area of 78 m<sup>2</sup>, the space has been designed to provide comfort and spaciousness, ideal for an individual or couple who values exclusivity. It already has a tourist license, making it an excellent year-round rental investment as well. The residential complex offers tropical gardens, a swimming pool, and a café open during the summer season, as well as direct access to the beach. On the ground floor, you will find cozy lounges dedicated to relaxation and reading. The complex is cared for by a housekeeper, responsible for administration and available for any needs. Additionally, the community fee includes water, electricity, and internet for your complete peace of mind. Its location is unbeatable: just steps from Nikki Beach, with easy access to the A7 highway and only 20 minutes from Málaga International Airport. Surrounded by exclusive beaches, top-tier services, and a vibrant array of leisure, dining, and sports options, this studio is the perfect fusion of luxury, well-being, and Mediterranean lifestyle.

Setting	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Golf <input checked="" type="checkbox"/> Close To Port <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Town <input checked="" type="checkbox"/> Close To Schools	<input checked="" type="checkbox"/> East	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Air Conditioning	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Panoramic <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Urban
Features	Furniture	Kitchen	Garden	Parking	Utilities
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Fiber Optic	<input checked="" type="checkbox"/> Fully Furnished	<input checked="" type="checkbox"/> Partially Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Telephone
Category					
<input checked="" type="checkbox"/> Luxury					