

**Sales - Apartment - Marbella**  
**327.000€**

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**Ref.-ID: R5198500**

**Marbella**

**Apartment**

**Community: 456 EUR / year**

**IBI: 560 EUR / year**



**3**



**2**



**66 m2**

Apartment for Sale in the Center of Marbella – Only 150 m from the Beach. Bright apartment with 3 bedrooms and 2 bathrooms, located on Calle Alonso de Ojeda, right in the center of Marbella and just a few steps from the Promenade. Main Features: Built area: 75 m<sup>2</sup> Living area: 65 m<sup>2</sup> + 10 m<sup>2</sup> terrace with awning 3rd floor in building with elevator New open-plan kitchen with island Air conditioning □ This apartment offers a functional space, ideal as a permanent residence or as an investment for holiday or long-term rentals. Unbeatable location: in a quiet area of the city center, with all services within walking distance (supermarkets, restaurants, transport, schools) and only 150 meters from the beach. Legal Notice: In compliance with Decree 218/2005 of the Andalusian Government, please note that notary fees, registry fees, transfer tax (I.T.P.), financial costs, and other expenses related to the purchase are not included in the price. The information provided in this listing is for guidance only, is non-binding, and has no contractual value.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ West</li></ul>     | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Recently Renovated</li></ul>                    | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>    | <b>Views</b> <ul style="list-style-type: none"><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>                                                                                                              | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Cheap</li><li>✓ Investment</li></ul> |                                                                       |                                                                                                                                                                             |