

**Sales - Apartment - Marbella**  
**849.000€**

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



**Ref.-ID: R5236963**

**Marbella**

**Apartment**



**3**



**2**



**133 m2**

Apartment located in the prestigious residential complex Marbella House, one of the most sought-after developments in the area thanks to its extensive facilities and impeccable maintenance. It boasts a privileged location next to the beach and the promenade, right in the heart of Marbella. The community offers a unique environment with tropical gardens, a large outdoor swimming pool with lifeguard, 24-hour concierge and security services, as well as a spacious and fully equipped gym, sauna, and paddle tennis courts. Additionally, it features a squash court, adding exceptional value and an exclusive lifestyle to the property. With 163.29 m<sup>2</sup> according to the property registry and a 29.60 m<sup>2</sup> terrace, this home stands out for its spaciousness, natural brightness, and a layout designed for maximum comfort. □ Layout by Floors → Ground Floor: • Sunny and spacious terrace • Living-dining room with fireplace • Kitchen • Guest toilet → Upper Floor: • Two double bedrooms, each with its own full en-suite bathroom □ Additional Features • 1 multifunctional space, ideal as an office, playroom, home gym, or third bedroom • Duplex-style distribution Includes Garage and Storage Room

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Close To Golf
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Marina
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ WiFi
  - ✓ Paddle Tennis
  - ✓ Storage Room
  - ✓ 24 Hour Reception

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone

- Orientation**
- ✓ South West
  - ✓ West

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Investment

- Condition**
- ✓ Recently Renovated

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ Alarm System
  - ✓ 24 Hour Security
  - ✓ Safe

- Views**
- ✓ Street

- Parking**
- ✓ Underground