



**Sales - Apartment - Marbella**  
**650.000€**

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**Ref.-ID: R5258239**

**Marbella**

**IBI: 867 EUR / year**



**3**



**2**



**91 m<sup>2</sup>**

**Apartment**

Introducing this charming 3-bedroom, 2-bathroom apartment, ideally located in the heart of Marbella. This home offers comfort and style in one of the most sought-after areas on the Costa del Sol. The living room opens up to a South-West facing terrace, perfect for enjoying natural light and outdoor relaxation. The separate kitchen is fully equipped with all the necessary appliances for daily convenience. The master bedroom and second bedroom provide a comfortable and private space with its own bathroom, while the third bedroom is connected with the second bathroom, making it ideal for families or guests. The unbeatable location is just a few meters from the beach and the Parque de la Constitución, with supermarkets, restaurants, pharmacies, and public transportation within easy reach. This is the perfect place to enjoy all that Marbella has to offer. Situated in the desirable area of La Fontanilla - El Faro, this apartment is an excellent choice for those looking to reside in the center of Marbella, just steps from the sea. With its proximity to the beach, services, and shops, this property is a secure investment for rental purposes. Located in the best area of central Marbella, this well-maintained 86 m<sup>2</sup> apartment features a living room, separate kitchen, three bedrooms, two bathrooms, and a balcony. Close to restaurants, supermarkets, and only 50 meters from the promenade, it is also just a 5-minute walk to the old town of Marbella and the marina, and only 10 minutes from Puerto Banús. Don't miss out on this opportunity to acquire a property in the center of Marbella for year-round living or as a tourist investment.

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|--|--|--|--|---|---|
| <b>Setting</b>   | <b>Orientation</b>                               | <b>Condition</b>                             | <b>Climate Control</b>                               | <b>Views</b>  | <b>Features</b>   |
| <input checked="" type="checkbox"/> Town<br><input checked="" type="checkbox"/> Beachside<br><input checked="" type="checkbox"/> Close To Shops<br><input checked="" type="checkbox"/> Close To Sea<br><input checked="" type="checkbox"/> Close To Town<br><input checked="" type="checkbox"/> Close To Schools | <input checked="" type="checkbox"/> South West   | <input checked="" type="checkbox"/> Good     | <input checked="" type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Sea<br><input checked="" type="checkbox"/> Mountain<br><input checked="" type="checkbox"/> Urban              | <input checked="" type="checkbox"/> Covered Terrace<br><input checked="" type="checkbox"/> Lift<br><input checked="" type="checkbox"/> Fitted Wardrobes<br><input checked="" type="checkbox"/> Near Transport<br><input checked="" type="checkbox"/> Private Terrace<br><input checked="" type="checkbox"/> WiFi<br><input checked="" type="checkbox"/> Ensuite Bathroom<br><input checked="" type="checkbox"/> Marble Flooring<br><input checked="" type="checkbox"/> Double Glazing |
| <b>Furniture</b>   | <b>Kitchen</b>                                   | <b>Garden</b>                                | <b>Security</b>                                      | <b>Category</b>   |   |
| <input checked="" type="checkbox"/> Optional   | <input checked="" type="checkbox"/> Fully Fitted | <input checked="" type="checkbox"/> Communal | <input checked="" type="checkbox"/> Gated Complex    | <input checked="" type="checkbox"/> Holiday Homes<br><input checked="" type="checkbox"/> Investment<br><input checked="" type="checkbox"/> Resale |   |