

**Sales - Apartment - Marbella**  
**350.000€**

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



**Ref.-ID: R5287930**

**Marbella**

**Apartment**

**Community: 528 EUR / year**

**IBI: 279 EUR / year**

**Rubbish: 66 EUR / year**



**3**



**1**



**72 m2**

Andalusian charm in the heart of Marbella – Great investment opportunity Discover this cosy 3-bedroom, 1-bathroom apartment located in an Andalusian-style neighbourhood in a quiet area with squares, gardens, fountains and cobbled streets, next to Marbella's old town and city centre. The flat is on the second floor, there is no lift. Its location is unbeatable, just a few steps from restaurants, shops and all amenities, and the beach is also just a 5-minute walk away. The property needs some refurbishment. Ideal for investors: the community allows short-term rentals, and its privileged location in the heart of the historic centre makes it a perfect option for holiday rentals or medium-term stays, with high demand throughout the year. A property with enormous potential in one of the most sought-after and characterful areas of the Costa del Sol.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ North
- ✓ South

**Security**

- ✓ Entry Phone

**Condition**

- ✓ Good
- ✓ Renovation Required

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Views**

- ✓ Urban
- ✓ Street

**Category**

- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Reduced
- ✓ Resale

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Double Glazing
- ✓ Near Church

**Furniture**

- ✓ Not Furnished