EK
ARBAT ESTATES

Sales - Apartment - Marbella

595.000€

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Ref.-ID: R5302591 **Marbella** **Apartment**

Community: 864 EUR / year **IBI: 837 EUR / year** **2** **1** **79 m2**

This bright two-bedroom, one-bathroom apartment is located in one of the best areas of Marbella, just 100 meters from the beach and very close to two of the most iconic landmarks: the prestigious Gran Hotel Don Pepe and the renowned Cappuccino Café. A privileged location surrounded by all essential amenities, including schools, parks, cafés, banks, pharmacies, and hospitals. With 160 m² built area, the property particularly stands out for its impressive 79 m² private upper-floor terrace, currently enclosed with glass, offering multiple possibilities: a chill-out area, outdoor dining space, solarium, or leisure area — a true added value to the home. Situated on the fifth floor, the apartment enjoys an excellent northwest orientation, ensuring abundant natural light throughout the day, as well as partial sea views and spectacular sunsets with the majestic Sierra Blanca mountains as a backdrop. The property also includes a comfortable private parking space. A unique home that combines an exceptional location, spaciousness, natural light, and generous outdoor areas, ideal for enjoying the best Marbella lifestyle or as a secure investment in one of the most sought-after areas.