EK
ARBAT ESTATES

Sales - Apartment - Marbella

1.395.000€

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Ref.-ID: R5362816

Marbella

Apartment

Community: 7,380 EUR / year

IBI: 2,092 EUR / year

4 **4** **193 m2**

Impressive 239 m2 home, comprising 4 spacious bedrooms with numerous built-in wardrobes and 4 bathrooms. Two of the master bedrooms have en-suite bathrooms. Additionally, there is a third bathroom with a shower and a guest toilet. The entire home is exceptionally bright, with direct sunlight throughout the day in every room. The views from the bedrooms are also fantastic, with direct views of La Concha mountain. An elegant and spacious living-dining room faces south, with large windows that allow plenty of natural light and beautiful unobstructed views over the city and the sea in the background. The living room is divided into two areas: a TV and sofa area next to the fireplace, and a dining area next to the kitchen. From here, there is access to a large enclosed terrace where you can enjoy the fresh air. The kitchen is very spacious, fully equipped, and has two entrances: one from the living room and the other from the hallway. The kitchen also features a useful outdoor terrace for laundry and storage. Each bedroom has large windows and access to a small terrace. Ideal for families requiring ample space. The property includes air conditioning, electric blinds in the bedrooms, underfloor heating, and high-quality double-glazed aluminum windows. It's worth noting that there is a private elevator exclusively for this apartment, as it is the only unit occupying the entire 6th floor of the building. The location is unbeatable, situated on La Fontanilla Beach, just a 2-minute walk from the beach and promenade, and 5 minutes from Marbella's old town. It is sold with a private parking space.

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

Orientation
- ✔ North Facing
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Garage

Category
- ✔ Resale