

**Sales - Apartment - Marbella**  
**390.000€**

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**Ref.-ID: R5363983**

**Marbella**

**Apartment**

**Community: 2,928 EUR / year**

**IBI: 613 EUR / year**



**2**



**2**



**96 m2**

Located in one of the most sought-after areas of Nagüeles, in Marbella's Golden Mile, this 96 m<sup>2</sup> property offers space, privacy, and a prime location. It features 2 bedrooms and 2 bathrooms, a bright living room with fireplace, and a south-facing orientation with sea views. The highlight is a large terrace with BBQ area, perfect for outdoor living. The home is in good, livable condition but offers great potential for renovation and redistribution, including the possibility of creating a modern penthouse. Set within a gated community with landscaped gardens and a communal pool, it also includes parking and storage. A fantastic opportunity in a quiet, established area with strong upside potential.

**Setting**

✓ Urbanisation

**Features**

✓ Fitted Wardrobes

✓ Private Terrace

✓ Solarium

**Orientation**

✓ South

**Furniture**

✓ Not Furnished

**Condition**

✓ Good

**Kitchen**

✓ Partially Fitted

**Pool**

✓ Communal

**Garden**

✓ Communal

**Climate Control**

✓ Air Conditioning

**Parking**

✓ Underground

**Views**

✓ Sea