

**Sales - Apartment - Marbella**  
**820.000€**

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**Ref.-ID: R5371906**

**Marbella**

**Apartment**



**2**



**3**



**127 m2**

Duplex for sale - Premium amenities and 24h security Spacious and functional duplex for sale, ideal for those seeking comfort, security and exclusive facilities in a well-equipped residential environment. The property offers 127 m<sup>2</sup> built, distributed into 2 bedrooms and 3 bathrooms, providing a comfortable layout for both living and investment purposes. The home features a bright living area, equipped kitchen and access to a terrace and balcony, perfect for enjoying outdoor living. It includes a private parking space and storage room, adding convenience and extra storage. The property is in good condition and comes with air conditioning, individual heating and fitted wardrobes. Located on a second-floor exterior with lift access, within a development that stands out for its excellent amenities: 24-hour security with concierge, fully equipped gym with changing rooms, two paddle courts, two saunas, communal swimming pool and lifeguard service, as well as landscaped gardens. An excellent opportunity as a permanent residence, holiday home or investment, offering comfort and security in a well-maintained community.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Investment
- ✓ Luxury

**Condition**

- ✓ Excellent
- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Views**

- ✓ Garden
- ✓ Pool
- ✓ Courtyard

**Parking**

- ✓ Garage

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Access for people with reduced mobility

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water