



**Ref.-ID: R5408410**

**Marbella**

**Apartment**

**Community: 744 EUR / year**

**IBI: 502 EUR / year**



**1**



**1**



**58 m2**

The property is located in a well-maintained residential community by the beach and benefits from a concierge service, providing added comfort and security. This apartment is a unique opportunity for those seeking a property in one of the most exclusive areas of the Costa del Sol. Its location in the heart of Marbella allows residents to enjoy a vibrant urban lifestyle, with shops, restaurants and all essential services just a short walk away. In addition, its proximity to the seafront promenade offers the perfect setting for pleasant walks by the sea. The open-plan kitchen connects seamlessly with the living room and provides direct access to a 10 m<sup>2</sup> terrace with partial sea views, creating a comfortable and functional space ideal for both entertaining and everyday living. The property also features a spacious bedroom with fitted wardrobes and a fully equipped bathroom. With low community fees, this apartment is an excellent option both as a permanent residence and as an investment opportunity. In compliance with Andalusian Decree 218/2005 of 11 October, which approves the Consumer Information Regulations for the sale and rental of properties in Andalusia, buyers are informed that notary fees, Land Registry fees, applicable taxes (ITP or VAT + AJD) and other expenses inherent to the purchase are not included in the sale price.

