

**Sales - Apartment - Marbella**  
**425.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5414149**

**Marbella**

**Apartment**

**Community: 720 EUR / year**



Modern 2-Bedroom Apartment with Panoramic Sea & Mountain Views - Marbella Centro A fantastic opportunity to own a beautifully renovated apartment in the heart of Marbella, just steps from the beach, promenade and the historic Old Town. This bright and contemporary 2-bedroom property has been recently refurbished with high-quality finishes and offers spectacular panoramic views over the Mediterranean Sea and the Sierra Blanca (La Concha mountain), with unforgettable sunsets over the Old Town. Key Features 79 m<sup>2</sup> built 2 bedrooms with fitted wardrobes 1 designer bathroom Modern independent kitchen, fully equipped with appliances and laundry area Spacious bright living-dining room with direct access to the terrace South-east orientation (natural light all day long) Air conditioning Individual heating Fibre optic internet 2nd floor exterior with lift Highlights The apartment boasts a functional and harmonious design, ideal for both permanent living and holiday use. It also holds a valid tourist licence, offering excellent rental potential in one of the most exclusive tourist destinations in the world. Unbeatable Location Walking distance to the beach, Paseo Marítimo, Old Town, supermarkets, restaurants, schools, parks and Hospital Ochoa. Bus stop right outside the building, quick access to the N-340 and AP-7 motorway. Close to the future commercial area that will include a new football stadium, hotel and 1,000 parking spaces. Perfect for those seeking a comfortable, modern home in the centre of Marbella with the added benefit of strong investment potential. Viewing highly recommended.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina

**Orientation**

- ✓ South East

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Near Church
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

**Parking**

- ✓ Street