EK
ARBAT ESTATES

Sales - Apartment - Marbella

620.000€

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







Ref.-ID: R5432011 **Marbella** **Apartment**

Community: 1,272 EUR / year **IBI: 713 EUR / year** **3** **2** **97 m2**

3-Bedroom Duplex Penthouse in Central Marbella – Minutes from the Beach and Old Town Duplex penthouse with three bedrooms and two bathrooms in the centre of Marbella, a few minutes' walk from the beach and the historic centre. Built in 2013 and in very good condition: installations, joinery, bathrooms and kitchen well maintained. No works needed for immediate use. Fully exterior and very bright, with a comfortable layout, generous rooms and a clear separation between day and night areas. Living-dining room, independent kitchen, terrace on the upper floor and two bathrooms, both with natural light and ventilation. Aluminium windows with Climalit double glazing. Air conditioning. Well-maintained building with lift. Shops, supermarkets, schools, restaurants, public transport and all city-centre services within walking distance. A spacious, practical home — suitable as a permanent residence or second home in one of Marbella's most established areas. Key Features Duplex penthouse 3 bedrooms | 2 bathrooms Built in 2013 Upper-floor terrace Independent kitchen Climalit double glazing Air conditioning Lift Walk to the beach and old town 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 Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

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

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Street Parking