EK
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**Sales - Apartment - Marbella**

**825.000€**

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**Ref.-ID: R5443561** **Marbella** **Apartment**

**Community: 2,520 EUR / year** **IBI: 850 EUR / year** **Rubbish: 200 EUR / year** **2** **1** **80 m2**

Frontline Beach Penthouse in the Iconic Skol Building – Marbella Centre Located in one of Marbella's best-known beachfront buildings, this top floor apartment enjoys uninterrupted sea views, a front line beach position and an unbeatable location just a short walk from Marbella Marina, the Old Town, restaurants, cafes and every amenity. The apartment offers approximately 80m² built (72m² usable) and comprises of two spacious bedrooms, one renovated bathroom, a bright living and dining room with open kitchen and a sunny terrace overlooking the Mediterranean. The elevated position provides panoramic sea views from both the living area and terrace, while the bedrooms also enjoy beautiful views La Concha mountain. Skol remains one of Marbella's most sought-after beachfront communities thanks to its central location, well-maintained gardens, direct paseo access and excellent facilities. Residents benefit from two swimming pools, one of which is heated, an on-site restaurant, work spaces and professional community management. The community fees also include water and electricity, offering excellent value and straightforward ownership costs. The property is suitable as a permanent residence, holiday home or investment, with the possibility of obtaining a short-term tourist rental licence, subject to the relevant regulations. A rare opportunity to purchase a genuine frontline beach penthouse in one of Marbella's landmark buildings.

**Setting**
- ✔ Beachfront
- ✔ Town
- ✔ Suburban
- ✔ Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Marina
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool
- ✔ Heated Pool

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

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Restaurant On Site

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Entry Phone
- ✔ 24 Hour Security

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Beachfront