

**Sales - Apartment - Marbella**  
**250.000€**

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**Ref.-ID: R5445031**

**Marbella**

**Apartment**



**1**



**1**



**66 m2**

Charming 1-bedroom, 1-bathroom apartment with 66 m<sup>2</sup> built and a 20 m<sup>2</sup> terrace, located on a fourth floor in the heart of Marbella (Málaga). Set in a building with character dating from 1971, this home represents an excellent opportunity to renovate and personalise to the buyer's taste, creating a bespoke home or an attractive rental investment product in one of the most sought-after cities on the Costa del Sol. The property enjoys an unbeatable location, just a few minutes' walk from Marbella's old town, the Plaza de los Naranjos, Avenida del Mar and the beach. Every amenity is within easy reach: shops, restaurants, tapas bars, public transport and the seafront promenade. Puerto Banús is a short drive away, and Málaga airport around 40 minutes. An ideal opportunity for those seeking a property to renovate in the very centre of Marbella, with huge potential for appreciation and steady year-round rental demand.

- Setting**
- ✓ Town
  - ✓ Close To Shops
  - ✓ Close To Town

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Fair
- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Climate Control**
- ✓ Air Conditioning

- Views**
- ✓ Sea
  - ✓ Mountain
  - ✓ Panoramic
  - ✓ Urban

- Features**
- ✓ Near Transport
  - ✓ Private Terrace

- Furniture**
- ✓ Not Furnished