EK
ARBAT ESTATES

Sales - Apartment - Marbella

495.000€

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Ref.-ID: R5460187 **Marbella** **Apartment**

IBI: 644 EUR / year **3** **2.5** **85 m2**

Unique opportunity within Marbella's most sought after location! Wonderful 3 bedroom second line unit, right by hotel Lima. 2 mn walk to the best beach of Marbella, and the seafront promenade. There is little to no other properties available in this area. The position is exceptional; Quiet street, yet everything within 5mn walk: Venus beach and the port, busy Miguel Cano street with all its restaurants, shops, and supermarkets, cafés, nightlife... no need for a vehicle. The building has recently been renovated and looks brand new (facade, entrance hall, water supply, electric system, paint, corridors..). The apartment is located on the 4th and last floor (with lift), so there is plenty of natural light coming on the terrace, living room and bedrooms (south facing). The owners have renovated and refurbished most of the property. As you enter, there is a large space including open plan newly built kitchen, living and dining room, that leads to a pleasant terrace. Thanks to its high floor, there is little to no noise. The rest of the property includes 3 good size bedrooms, 2 full bathrooms with showers, and an extra toilet for guests (2+1). Love at first sight, viewings highly recommended to fully appreciate this jewel!

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

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

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Safe

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment