EK
ARBAT ESTATES

Sales - Apartment - Marbella

595.000€

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Ref.-ID: R5486572 **Marbella** **Apartment**

Community: 7,320 EUR / year **IBI: 1,135 EUR / year** **Rubbish: 33 EUR / year** **3** **2** **108 m2**

Exclusive apartment located in the heart of Marbella city centre, on the prestigious Avenida Ricardo Soriano, just three streets from the beach and surrounded by all the amenities needed to enjoy the city without the need for a car. Restaurants, shops, supermarkets, schools, leisure facilities and the seafront promenade are all within easy walking distance. The property stands out for its privileged corner position, providing exceptional natural light and brightness throughout the day, together with open views over Avenida Ricardo Soriano from its terrace. One of its main attractions is its remarkable versatility and transformation potential. The property was previously used as a clinic, meaning that its current layout offers numerous possibilities for adapting the space to different needs. It currently comprises three bedrooms, one full bathroom and a guest toilet, while its configuration allows for a redistribution to create a spacious three-bedroom, two-bathroom home, with more open, bright spaces designed around a contemporary lifestyle. Furthermore, thanks to its characteristics, size and strategic location, the property also offers the possibility of exploring alternative uses, including a professional office or business, always subject to the applicable regulations and the relevant authorisations. The property is completed by a private parking space and a generously sized storage room, a significant added value in the heart of Marbella and particularly difficult to find in such a central location. To showcase its full potential, we have prepared different visual proposals and examples of possible layouts for several of the rooms, illustrating different design options and ways of making the most of the available space. These images are illustrative representations of how the property could be transformed and are intended to help visualise the different possibilities it offers. A particularly appealing property for those looking to create a spacious and personalised home in the centre of Marbella, as well as for investors seeking a property with multiple potential uses.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Shops

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Renovation Required

Views
- ✔ Urban Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Not Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Private Parking

Category
- ✔ Investment