EK
ARBAT ESTATES

Sales - Apartment - Marbella

1.090.000€

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Ref.-ID: R5492311 **Marbella** **Apartment**

Community: 1,956 EUR / year **IBI: 1,225 EUR / year** **Rubbish: 164 EUR / year** **4** **2** **154 m2**

Perfectly positioned in one of Marbella’s most desirable city-centre locations, this beautifully renovated 4 bedrooms residence combines contemporary Mediterranean style with privacy, comfort, and an unbeatable location. Just a short stroll from Marbella’s famous Paseo Marítimo, golden beaches, Puerto Deportivo, charming Old Town, and the iconic Marbella Lighthouse, the property offers the rare opportunity to enjoy the very best of Marbella right on your doorstep. Set within an intimate building of just six private residences, the apartment offers a level of privacy that is increasingly difficult to find in the heart of Marbella. Fine dining, designer boutiques, cafés, parks, the music conservatory, and everyday amenities are all within easy walking distance, making this an ideal home for enjoying the city without relying on a car. The residence has been thoughtfully redesigned with a spacious open-plan layout and an emphasis on natural light and effortless indoor-outdoor living. The south-facing living room opens directly onto a sunny terrace with partial views of the Mediterranean — the perfect spot for morning coffee, relaxed lunches, or evening drinks throughout the year. At the heart of the home is an elegant designer kitchen, equipped with high-end Miele appliances and a Gaggenau refrigerator. A spacious central island, a separate dining area, a practical laundry room, and a pantry make the kitchen as functional for everyday life as it is perfect for entertaining guests. The sleeping area features four spacious bedrooms. The elegant master suite includes a private bathroom and walk-in closet, while the other three double bedrooms—all with built-in closets—offer comfortable and welcoming accommodations for family and guests. Every detail has been considered for modern, comfortable living. The apartment features five-zone Mitsubishi climate control, new sound-insulated windows, electric security shutters, motorised solar shades throughout, and a professionally installed ADT security system. The property includes two highly desirable private parking spaces. One is a large enclosed, key-access garage with additional room for bicycles and personal belongings. A separate private storage room is also included, a particularly valuable feature in Marbella’s city centre, as well as another parking space in the adjacent building. Whether used as a full-time residence, a stylish Mediterranean second home, or a long-term investment, this exceptional property offers the ideal combination of location, privacy, comfort, and contemporary design. A truly special home in the heart of Marbella, with the city, beach, restaurants, and everything that makes this destination so desirable just moments away.

Setting
- ✔ Beachfront
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

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

Views
- ✔ Sea Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Marble Flooring
- ✔ Staff Accommodation

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Bargain
- ✔ Beachfront
- ✔ Investment
- ✔ Luxury
- ✔ Reduced