www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com

## Sales - Apartment - Marbella

# 565.000€

**Ref.-ID: R5512915** **Marbella** **Apartment**

**Community: 900 EUR / year** **4** **1** **97 m2**

A Versatile 95 m² Space in the Centre of Marbella – Two Minutes from the Beach High demand, low supply, and a short walk to the sand: a strategic opportunity in one of the parts of Marbella Centro where space is scarce and value per square metre is strong. On the third floor of a building with a lift, on a quiet street, this 95 m² property is laid out as four rooms plus a main living area and a bathroom. The plan is flexible — for redistribution, for professional use, or for residential living. It works well as offices (law, architecture, medical practice, administration) for anyone who needs a representative address in the urban and commercial core. It also suits a permanent home for those who want the centre with every service on the doorstep, or a renovation project aimed at long-term or corporate rental yield. All urban services, public transport, banks and restaurants are around you. Parking can be rented in a nearby car park. Community fees include water. A versatile asset where location, size and limited supply support steady value over time. Viewing highly recommended.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition

**Views**
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Disabled Access
- ✔ Near Church

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Street Parking