EK
ARBAT ESTATES

Sales - Apartment - The Golden Mile

650.000€

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Ref.-ID: R5523826 | **The Golden Mile** | **Apartment**

Community: 2,676 EUR / year | **IBI: 1,051 EUR / year** | **Rubbish: 115 EUR / year**

3 | **2** | **102 m2**

Elevated duplex with a generous terrace and views over Marbella Bay and La Concha In the sought-after upper part of Marbella’s Golden Mile, this well-maintained duplex apartment is spread across the fifth and sixth floors. It combines classic Andalusian architecture, spacious living areas and a large terrace overlooking lush surroundings, Marbella Bay and La Concha. The apartment’s well-considered layout is apparent from the entrance hall. There is a guest toilet, while the separate kitchen, with an adjoining utility room, is to the left. On the opposite side, the living room opens up, with space for both a seating area and a dining area. Natural light streams in through the large windows, creating a seamless transition to the terrace. The terrace is the natural focal point of the home. With a pergola, awning and ample space for both a dining set and a lounge area, it provides an inviting setting for morning coffee, long lunches and evenings with the mountain skyline as a backdrop. From here, your gaze follows the lush surroundings down towards Marbella Bay, with La Concha a constant point of interest. An internal staircase leads up to the private sleeping quarters. The main bedroom has an en-suite bathroom, built-in storage and access to a small balcony. There are also two further bedrooms, one of which is currently used as a home office, as well as a second full bathroom. The well-proportioned layout makes the home ideal both as a permanent residence and as a comfortable holiday home. The apartment is in its original condition but has been very well maintained, providing a solid foundation for anyone wishing to preserve its existing character or create a more contemporary home to suit their own taste. The built area is 102.34 m², complemented by a 30.67 m² terrace. A private parking space and storage room are included. The gated community is surrounded by landscaped tropical gardens and has a communal swimming pool. Its location offers convenient access to the Golden Mile’s amenities, beaches, restaurants, Marbella centre and Puerto Banús, as well as several well-regarded international schools. Furniture is not included in the sale but may be negotiated separately. Air conditioning is not installed.

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking