EK
ARBAT ESTATES

Sales - Apartment - Marbella

530.000€

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Ref.-ID: R5542975 **Marbella** **Apartment**

Community: 2,400 EUR / year **IBI: 900 EUR / year** **Rubbish: 300 EUR / year** **3** **2.5** **95 m2**

Located in the very heart of Marbella, where location makes all the difference and spacious properties are increasingly scarce, this 95 m² property represents a unique opportunity thanks to its generous proportions, versatility and exceptional setting. Situated on the third floor of a building with a lift, on a quiet and discreet street, it offers the perfect balance of comfort, privacy and proximity to all essential amenities, just a two-minute walk from the beach and seafront promenade. The current layout comprises four separate rooms, a main living area and one bathroom, offering numerous possibilities for adaptation and reconfiguration. This makes the property particularly attractive for residential use, professional purposes or investment. Its privileged location makes it ideal for law firms, architectural studios, professional practices, consultancy offices or businesses seeking a prestigious, centrally located and easily accessible space. Equally, it offers an excellent opportunity to create a bespoke home in one of Marbella's most sought-after areas, or to undertake a renovation project aimed at long-term residential rental, subject to the applicable regulations. Surrounded by shops, restaurants, banks, public transport and all essential services, the property offers the convenience of having everything within easy reach. The possibility of renting a parking space in a nearby car park is an additional advantage in an area where accessibility and location are particularly highly valued. With its generous floor area, strategic location and flexible range of potential uses, this property represents an attractive opportunity for those seeking a versatile asset with long-term potential in Marbella Centre. An exceptional space to live, establish a professional practice or invest in an established and desirable location, just moments from the Mediterranean Sea.

Orientation
- ✔ East Facing

Features
- ✔ Ensuite Bathroom

Category
- ✔ Luxury