

**Sales - Apartment - Marbella**  
**408.000€**



**Ref.-ID: MIBGR4638904**

**Marbella**

**Apartment**

**Community: 600 EUR / year**

**IBI: 437 EUR / year**

**Rubbish: 34 EUR / year**



**3**



**1**



**103 m2**

Discover this charming apartment located in the picturesque old town of Marbella, built in 1985 and situated on the top fourth floor of a building with an elevator. Key Features: West Orientation: Enjoy evenings filled with natural light and warm sea breezes in this cozy home. Ceiling Height of 2.5m: Spacious areas with a feeling of openness and brightness throughout the residence. Functional Layout: A hallway leads to a spacious 25m2 living room, perfect for family gatherings or moments of relaxation. Additionally, it features three bedrooms of different sizes (10, 13, and 14m2) to suit your needs, a 14m2 kitchen facing the interior patio, and a complete 6m2 bathroom. Tourist Apartment License: Additionally, this charming apartment comes with a tourist apartment license, making it an excellent investment for those interested in the vacation rental market. Nearby Amenities: With the DIA supermarket just an 11-minute walk away and the CEIP Nuestra Señora del Carmen school a 4-minute walk away, you'll have everything you need within reach. Community, Waste, and Property Tax (IBI) Expenses: Community expenses are €59 per month, waste is €34 per year, and the Property Tax (IBI) is €437 per year. Don't miss the opportunity to live in this cozy apartment that offers a perfect combination of comfort, prime location, and historical charm. Contact us for more information or to schedule a visit!

- Setting**
- ✔ Town
  - ✔ Close To Shops
  - ✔ Close To Schools

- Orientation**
- ✔ South
  - ✔ West

- Condition**
- ✔ Good

- Climate Control**
- ✔ Air Conditioning

- Features**
- ✔ Lift
  - ✔ Fitted Wardrobes
  - ✔ Near Transport
  - ✔ Private Terrace
  - ✔ Double Glazing

- Furniture**
- ✔ Fully Furnished

- Kitchen**
- ✔ Fully Fitted

- Security**
- ✔ Entry Phone

- Parking**
- ✔ Street

- Utilities**
- ✔ Electricity
  - ✔ Drinkable Water