

**Sales - Apartment - Marbella**  
**575.000€**



**Ref.-ID: MIBGR5120617**

**Marbella**

**Apartment**

**Community: 600 EUR / year**

**IBI: 700 EUR / year**

**Rubbish: 90 EUR / year**



**3**



**2**



**91 m2**

Charming duplex penthouse with private terrace located in the heart of the old town. Just 1 minute walk from Plaza de Los Naranjos. This apartment is part of a small building with only 6 neighbors, 2 apartments per floor. Located in a beautiful and picturesque pedestrian street without noises. The house is distributed on 2 levels: -On the entrance floor there is the living room with fireplace, in the living room there are 2 large windows that give access to their respective balconies and direct views of this quiet little street full of flowers characteristic of the old town, the kitchen and 2 bedrooms, both also with large windows and corresponding balconies, on this floor there is 1 large bathroom with shower. -On the upper floor, there is the master bedroom, very spacious and with high and sloping ceilings, it has its own bathroom with shower, where natural light enters through a folding window in the ceiling, Velux type. From the master bedroom there is access to a pleasant terrace, sunny all day long and with beautiful 360° views around the old town. A visit is highly recommended. Ideal as a permanent residence or for tourist use.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina

**Furniture**

- ✓ Part Furnished

**Orientation**

- ✓ East
- ✓ North West

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Good

**Security**

- ✓ Entry Phone

**Climate Control**

- ✓ Fireplace

**Parking**

- ✓ Street

**Views**

- ✓ Mountain
- ✓ Urban
- ✓ Street

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing