

**Sales - Apartment - Marbella**  
**529.000€**



**Ref.-ID: MIBGR5234650**

**Marbella**

**Apartment**

**Community: 1,680 EUR / year**

**IBI: 724 EUR / year**

**Rubbish: 186 EUR / year**



**2**



**2**



**120 m2**

Charming Renovated Apartment with Sea Views on Marbella's Prestigious Golden Mile Ideally positioned within one of Marbella's most sought-after gated communities on the exclusive Golden Mile, this beautifully renovated apartment combines timeless elegance with effortless Mediterranean living. Offering concierge service, 24-hour security and impeccably maintained surroundings, the residence enjoys a privileged location just moments from Puente Romano Beach Resort, Marbella Club Hotel, the beach, renowned restaurants and luxury boutiques. The apartment has been renovated to create a sophisticated yet inviting atmosphere throughout. Bright open-plan living areas flow seamlessly onto a generous 30 m<sup>2</sup> terrace, ideal for al fresco dining, relaxed entertaining or enjoying Marbella's year-round sunshine. The brand-new fully fitted kitchen features its own private terrace with charming sea views, elevated at third-floor level and enjoying a pleasant outlook towards the Mediterranean. The spacious main terrace, connected to the living area, offers the comfort and privacy of a ground-floor residence and creates an inviting outdoor space ideal for al fresco dining, sunbathing or relaxed barbecue evenings in complete privacy. The property comprises two spacious double bedrooms and two elegantly renovated bathrooms, designed with comfort and understated luxury in mind. An underground parking space and private storage room are also included. Residents benefit from access to two beautiful swimming pools set within tranquil landscaped gardens, creating a serene retreat in one of Marbella's finest residential addresses. With 24-hour security and concierge service, the community is renowned for its exclusivity, privacy and exceptional level of security. Malaga Airport: 35min Marbella Old Town:10min Puerto Banús: 8min Nearest Beach (Puente Romano Hotel & Resort, Sea Grill Restaurant : 2.5km, 5min drive Nearest Shopping Center: El Corte Ingles (5min), La Canada (5min)

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|--|---|---|--|--|---|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> <li>✓ West</li> </ul>   | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Good</li> <li>✓ Recently Renovated</li> <li>✓ Recently Refurbished</li> <li>✓ New Construction</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>   | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> </ul>   |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ 24 Hour Reception</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>  | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul>    | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Communal</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Cheap</li> <li>✓ Distressed</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Reduced</li> <li>✓ Resale</li> <li>✓ Contemporary</li> </ul> |   |  |  |   |