## Sales - Apartment - Marbella

# 395.000€











**Ref.-ID: MIBGR5253301** **Marbella** **Apartment**

**Community: 1,200 EUR / year** **IBI: 464 EUR / year** **Rubbish: 80 EUR / year** **1** **1** **52 m2**

Beautiful, fully furnished and equipped studio apartment located in an iconic Marbella building, just steps from the beach in the town center and its promenade. South-facing, it has a total built area of 52 m². The layout includes an entrance hall, separate bedroom, bathroom, fully furnished and equipped kitchen, and living/dining room. Enjoy stunning views of the sea, garden, and communal pool. Ideal as an investment, holiday home, or for those who prefer to be close to all amenities and the charm of Marbella. High-quality construction, air conditioning, concierge service, well-maintained common areas, and a beautiful garden with a communal pool. A select community of residents where tourist rental licenses are not granted.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ WiFi
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Near Church

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Open Parking
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale