Sales - Apartment - Marbella

480.000€











Ref.-ID: MIBGR5299585 **Marbella** **Apartment**

Community: 1,188 EUR / year **IBI: 977 EUR / year** **2** **1** **110 m2**

Central Marbella apartment within walking distance to the beach Located in the heart of Marbella, just a short walk from all amenities, shops and restaurants, and only five minutes on foot from the promenade and the beach, this apartment offers a highly sought-after combination of central living, tranquillity and proximity to the sea. The property is situated in a well-maintained residential building, facing the inner communal area with swimming pool and enjoying east-facing orientation, which provides natural light and a quiet environment away from street noise. The apartment offers 110 built sqm, very well distributed, comprising two spacious bedrooms, one generous bathroom, a large living room, and a separate kitchen, renovated and in good condition, with an additional practical space ideal for laundry or storage. One of the key features of the property is its enclosed terrace of approximately 15 sqm, which allows the living space to be extended and enjoyed all year round, adding versatility and brightness to the apartment. The property is in good overall condition, with updated kitchen and bathroom, and is perfectly habitable as it is. At the same time, it offers excellent potential for further upgrading and value enhancement, including the possibility of optimising the layout or adding a second bathroom. A solid resale opportunity in one of Marbella’s most demanded central locations, ideal as a primary residence, second home or medium-term investment, with all amenities and the beach within walking distance.

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

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Private Terrace

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Resale