



**Sales - Apartment - Marbella**  
**470.000€**

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**Ref.-ID: MIBGR5147062**

**Marbella**

**Community: 636 EUR / year**

**IBI: 397 EUR / year**



**2**



**1**



**104 m2**

Charming penthouse in the heart of Marbella, 400 metres from the city's best beaches, the Paseo Marítimo and a minute's walk from Marbella's Old Town. This duplex penthouse consists of two very bright attic bedrooms, a furnished and equipped open-plan kitchen, a full bathroom, a living-dining room with access to the terrace, a covered terrace with a pergola, views of the Old Town and the famous Sierra Blanca (Juanar and La Concha). In addition, as it is a duplex in the upper part of the building, it has a private solarium where you can set up a chill-out area and enjoy 360° panoramic views of the sea, city and mountains. All amenities are within walking distance to make your life easier and more comfortable, such as a pharmacy, supermarkets, restaurants, Ochoa Hospital, etc., so you won't need a vehicle to get around (a real luxury). The building has a lift and a unique location. A unique opportunity. Come and visit! The Documento Informativo Abreviado (DIA) - Brief Abbreviated Information Document - is available. Fees: Taxes (ITP or VAT + AJD) + notary and registration fees. 7012DS1

**Climate Control**  
✓ Central Heating

**Features**  
✓ Lift  
✓ Wood Flooring  
✓ Barbeque

**Furniture**  
✓ Not Furnished