



**Sales - Apartment - Marbella**  
**595.000€**

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**Ref.-ID: MIBGR5232376**

**Marbella**

**Community: 1,848 EUR / year**

**IBI: 1,800 EUR / year**



**3**



**2**



**142 m<sup>2</sup>**

Located on one of Marbella's finest avenues, this 142 m<sup>2</sup> apartment offers spaciousness, brightness and an unbeatable location in the heart of the city. It is currently fitted out as a doctor's surgery, although with minimal investment it could easily be converted into a beautiful, modern and spacious residential apartment. The property has three bedrooms, two full bathrooms, and includes a large underground parking space along with a large storage room. The building has a secure entrance, 24-hour concierge service and a safe and well-maintained environment. The flat enjoys views of the avenue and a privileged location, with all amenities close at hand: health centre, pharmacies, banks, supermarkets, shops, restaurants, schools and colleges. All this is just a few minutes' walk away and only three streets from the promenade and the beach. An excellent opportunity both as a primary residence and as an investment in the centre of Marbella.

**Setting**  
✓ Town  
✓ Beachside  
✓ Close To Shops  
✓ Close To Sea  
✓ Close To Town  
✓ Close To Schools

**Security**  
✓ Gated Complex

**Orientation**  
✓ South

**Parking**  
✓ Underground

**Condition**  
✓ Excellent

**Climate Control**  
✓ Air Conditioning  
✓ Central Heating

**Views**  
✓ Street

**Features**  
✓ Lift  
✓ Fitted Wardrobes  
✓ Near Transport  
✓ Private Terrace  
✓ Storage Room  
✓ Marble Flooring