



**Ref.-ID: MIBGR5297395**

**Marbella**

**Apartment**

**Community: 1,440 EUR / year**

**IBI: 1,400 EUR / year**



**4**



**3**



**162 m2**

Spacious 4-bedroom apartment in the centre of Marbella, near the Puerto Deportivo de Marbella and the Parque de la Constitución. It has 152 m<sup>2</sup> distributed across a living room, an independent kitchen, 4 bedrooms, 3 bathrooms, and terraces. Located on the 2nd floor with a southerly orientation. From the terrace, there is a partial sea view. The apartment is conveniently located near a variety of shops, restaurants, banks, and other services, and is within walking distance of both the promenade and the old town. Marbella is known for its charm and cosmopolitan atmosphere. With its elegant shops, fine dining restaurants, beaches, and fantastic year-round climate, it is an ideal place for those looking to enjoy a sophisticated and relaxed lifestyle. This community does not permit short-term rentals. Indoor built area: 138m<sup>2</sup>. Terraces: 14m<sup>2</sup>. Parking space: 10m<sup>2</sup>. Total: 162m<sup>2</sup>. Community fees: €120 per month. IBI fees: €1400 per year.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ East
- ✓ South East
- ✓ South

**Condition**

- ✓ Excellent

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Sea
- ✓ Port
- ✓ Urban

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Restaurant On Site

**Furniture**

- ✓ Part Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered

**Category**

- ✓ Bargain
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale