



**Ref.-ID: MIBGR5373748**

**Marbella**

**Apartment**

**Community: 600 EUR / year**

**IBI: 379 EUR / year**

**Rubbish: 46 EUR / year**



**2**



**1**



**80 m2**

Just one step from the sea! Bright apartment with terrace on the second line. Are you looking for the perfect combination of tranquility and proximity to the beach? This fantastic 80 m<sup>2</sup> apartment is the opportunity you've been waiting for — whether to turn it into your new home or to make the most of it as an investment. Located on the first floor with a lift, the property stands out for its east-facing orientation, giving you sun-filled mornings. It is distributed as follows: 2 cozy, well-lit bedrooms Bright living room, the heart of the home Separate functional kitchen Full bathroom You'll live in a vibrant yet peaceful area, surrounded by all amenities: supermarkets, the best restaurants, and leisure areas, without giving up the calm of a residential environment. Excellent public transport connections. Come and see it and feel the sea breeze just around the corner!

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Orientation**

- ✓ East

**Category**

- ✓ Investment

**Condition**

- ✓ Good

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Urban

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace

**Kitchen**

- ✓ Fully Fitted