



**Ref.-ID: MIBGR5378497**

**Marbella**

**Apartment**

**Community: 1,560 EUR / year**

**IBI: 1,100 EUR / year**

**Rubbish: 86 EUR / year**



**2**



**2**



**82 m2**

Stylish 2-Bedroom Apartment in Fontanilla – Just 2 Minutes from the Beach We proudly present this beautifully maintained 2-bedroom, 2-bathroom apartment in the highly sought-after area of Fontanilla, only a short 2-minute walk from the beach. The apartment is in excellent condition and was fully refurbished 4 years ago to modern standards, offering a bright and comfortable living space ready to enjoy immediately. The property features two outdoor areas: a charming east-facing balcony overlooking the communal pool, perfect for morning sun and breakfast, as well as a spacious covered west-facing terrace ideal for relaxing or entertaining in the afternoon and evening sun. Residents can enjoy access to a very large communal swimming pool, while the building also benefits from a lift for easy access. The apartment comes with a valid rental license, making it an excellent investment opportunity for holiday rentals or a perfect lock-up-and-leave holiday home in one of Marbella’s most desirable beachside locations. Please note that the property does not include a private parking space. A fantastic opportunity to own a modern beachside apartment with strong rental potential in the heart of Marbella.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South East
- ✓ South

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Excellent
- ✓ Recently Refurbished

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

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

**Security**

- ✓ Entry Phone

**Views**

- ✓ Pool
- ✓ Street

**Parking**

- ✓ Street