MIBGROUP.ES

**Sales - Apartment - Marbella**

**389.000€**

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**Ref.-ID: MIBGR5449546** **Marbella** **Apartment**

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

**2** **2** **85 m2**

Discover this magnificent apartment located in one of Marbella's most exclusive and sought-after areas, directly opposite Opium Beach Club and just minutes from Marbella town centre, Puerto Banús, La Cañada Shopping Centre, and some of the Costa del Sol's most prestigious beach clubs. The property features 2 spacious bedrooms and 2 full bathrooms, one of them en-suite, offering a bright, comfortable and functional layout, ideal as a permanent residence, holiday home or investment opportunity. One of its standout features is the impressive private terrace of approximately 100 m2, providing the perfect setting to relax, entertain family and friends, or simply enjoy the privileged Marbella climate while taking in breathtaking panoramic sea views. The apartment also includes a private parking space and a storage room of approximately 20 m2. By removing the dividing wall, both spaces can be combined to create a private enclosed garage with capacity for up to four vehicles, a rare and highly valuable feature in this area. The gated community offers a communal swimming pool and enjoys an exceptional location. The beach is just 150 metres away and can be reached easily via a pedestrian bridge, allowing you to walk there in just a few minutes. In addition, the bus stop is conveniently located right outside the entrance to the development, providing excellent connections to Marbella town centre, Puerto Banús and the rest of the Costa del Sol. Thanks to its outstanding location and the high demand for properties in this area, this apartment offers excellent rental potential, making it ideal for both short-term holiday rentals and long-term lets. It represents a secure investment with strong potential for future capital appreciation. If you are looking for a property with stunning sea views, an unbeatable location, generous outdoor space and exceptional investment potential, this apartment is a unique opportunity in one of Marbella's most desirable areas. Contact us today for more information or to arrange a viewing and discover everything this exceptional property has to offer. Please note that our agency fees are already included in the sale price, so you will not have to pay any management or real estate advisory fees. In compliance with Decree 218/2005 of the Andalusian Regional Government of 11 October, we inform you that notary fees, land registry fees, property transfer tax (ITP) and other costs inherent to the sale are not included in the price. The information provided is for guidance only, is not binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information may have been modified but not yet incorporated. We recommend contacting the company to obtain the most up-to-date information and/or to confirm the details provided here.

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Views**
- ✔ Sea Views

**Features**
- ✔ Lift
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Wood Flooring

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Parking**
- ✔ Garage

**Utilities**
- ✔ Drinkable Water