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Sales - Apartment - Marbella

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Ref.-ID: MIBGR5468953 **Marbella** **Apartment**

Community: 1,080 EUR / year **IBI: 293 EUR / year** **Rubbish: 109 EUR / year** **1** **30 m2**

Sea-View Studio with Direct Seafront Promenade Access – Marbella Centre Discover this superb studio in the very heart of Marbella, in one of the city's most sought-after areas, with direct access to the Paseo Marítimo and the beach. Set on the 4th floor of an elegant 1980s building, right next to Parque de la Constitución, this perfectly laid-out studio offers a true retreat, combining comfort, brightness and a prime location. Its surroundings are particularly sought after: an atmosphere that is both lively and peaceful, just steps from the sea, surrounded by restaurants, favourite local spots and all the shops you need to fully enjoy the Marbella lifestyle. The residence sits between El Faro and La Fontanilla beaches, two of the most popular beaches in the centre, with their chiringuitos and terraces facing the sea. The Marbella lighthouse, the city's emblem, and the marina are just a short walk away: ideal for a morning stroll, a sunrise jog or a sunset evening along the Paseo Marítimo. Bathed in light thanks to its south-facing orientation, the apartment enjoys lovely direct sea views. Its fully renovated kitchen blends harmoniously into an optimised space, where every detail has been designed for functionality and a sense of space. The studio also features a fully equipped bathroom, reversible air conditioning installed in 2025 and fans in every room for optimal comfort all year round. Plenty of storage, including a large, deep built-in wardrobe in the living area, provides particularly welcome storage capacity. A residence with sought-after amenities The residence offers its residents two large swimming pools and communal parking. Security is enhanced by CCTV cameras at the concierge and resident-only access gates, including those leading to the pools and the Paseo Marítimo. A prime location to enjoy Marbella Whether as a second home, a seaside pied-à-terre or a property investment, this studio brings together the essentials: sea views, an ideal orientation, recent upgrades and direct access to the promenade and the beach, between El Faro and La Fontanilla. A true little retreat in the heart of Marbella, where the sea and the Mediterranean lifestyle are right on your doorstep. Come and discover it soon: Marbella is waiting for you!

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking