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Sales - Apartment - Marbella

650.000€

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Ref.-ID: MIBGR5486707 **Marbella** **Apartment**

Community: 1,008 EUR / year **IBI: 1,045 EUR / year** **Rubbish: 190 EUR / year** **2** **2** **116 m2**

Apartment with terrace, garage and storage room in the heart of Marbella, just steps from the beach Located in one of the most central and established areas of Marbella, this apartment offers an excellent opportunity for those wishing to enjoy the city and the Mediterranean lifestyle with all amenities within reach. The property features two bedrooms and two bathrooms, one of them en suite, distributed over a built area of 94 m². It also boasts a pleasant private terrace of 16 m², perfect for breakfast al fresco, relaxing or enjoying the privileged climate of the Costa del Sol all year round. The property also includes a private garage space and a storage room, two particularly practical features that are hard to find in the very center of Marbella. Its location is one of its greatest attractions: just a few minutes' walk from the beach, the Paseo Marítimo and the Puerto Deportivo, and surrounded by restaurants, cafes, shops and all kinds of services. The charming old town of Marbella and its main shopping and leisure areas are also within walking distance. A home that combines location, comfort and functionality, ideal as a primary residence, a second home to enjoy Marbella or a real estate investment in one of the city's most sought-after locations.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Near Church

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas

Category
- ✔ Resale
- ✔ Contemporary