

## Sales - Apartment - Marbella

**408.000€**

**Marbella**

**Apartment**

**Community: 600 EUR / year**

**IBI: 437 EUR / year**

**Rubbish: 34 EUR / year**



**3**



**1**



**103 m2**

Discover this charming apartment located in the picturesque old town of Marbella, built in 1985 and situated on the top fourth floor of a building with an elevator. Key Features: West Orientation: Enjoy evenings filled with natural light and warm sea breezes in this cozy home. Ceiling Height of 2.5m: Spacious areas with a feeling of openness and brightness throughout the residence. Functional Layout: A hallway leads to a spacious 25m2 living room, perfect for family gatherings or moments of relaxation. Additionally, it features three bedrooms of different sizes (10, 13, and 14m2) to suit your needs, a 14m2 kitchen facing the interior patio, and a complete 6m2 bathroom. Tourist Apartment License: Additionally, this charming apartment comes with a tourist apartment license, making it an excellent investment for those interested in the vacation rental market. Nearby Amenities: With the DIA supermarket just an 11-minute walk away and the CEIP Nuestra Señora del Carmen school a 4-minute walk away, you'll have everything you need within reach. Community, Waste, and Property Tax (IBI) Expenses: Community expenses are €59 per month, waste is €34 per year, and the Property Tax (IBI) is €437 per year. Don't miss the opportunity to live in this cozy apartment that offers a perfect combination of comfort, prime location, and historical charm. Contact us for more information or to schedule a visit!

### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Double Glazing

### Parking

- ✓ Street

### Orientation

- ✓ South
- ✓ West

### Furniture

- ✓ Fully Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Condition

- ✓ Good

### Kitchen

- ✓ Fully Fitted

### Climate Control

- ✓ Air Conditioning

### Security

- ✓ Entry Phone







































































ESTE PLANO ESTA PROPORCIONADO SIN NINGUNA GARANTIA. SENSOPIA NO OFRECE NINGUNA GARANTIA, INCLUYENDO, SIN LIMITACION, GARANTIAS SOBRE LA SATISFACCION Y LA PRECISION DE LAS DIMENSIONES.









