

## Sales - Apartment - Marbella

**575.000€**

**Marbella**

**Apartment**

**Community: 600 EUR / year**

**IBI: 700 EUR / year**

**Rubbish: 90 EUR / year**



**3**



**2**



**91 m2**

Charming duplex penthouse with private terrace located in the heart of the old town. Just 1 minute walk from Plaza de Los Naranjos. This apartment is part of a small building with only 6 neighbors, 2 apartments per floor. Located in a beautiful and picturesque pedestrian street without noises. The house is distributed on 2 levels: -On the entrance floor there is the living room with fireplace, in the living room there are 2 large windows that give access to their respective balconies and direct views of this quiet little street full of flowers characteristic of the old town, the kitchen and 2 bedrooms, both also with large windows and corresponding balconies, on this floor there is 1 large bathroom with shower. -On the upper floor, there is the master bedroom, very spacious and with high and sloping ceilings, it has its own bathroom with shower, where natural light enters through a folding window in the ceiling, Velux type. From the master bedroom there is access to a pleasant terrace, sunny all day long and with beautiful 360º views around the old town. A visit is highly recommended. Ideal as a permanent residence or for tourist use.

### **Setting**

- Close To Port
- Close To Shops
- Close To Sea
- Close To Schools
- Close To Marina

### **Orientation**

- East
- North West

### **Condition**

- Good

### **Climate Control**

- Fireplace

### **Views**

- Mountain
- Urban
- Street

### **Features**

- Fitted Wardrobes
- Private Terrace
- Solarium
- Ensuite Bathroom
- Marble Flooring
- Double Glazing

### **Security**

- Entry Phone

### **Parking**

- Street

### **Furniture**

- Part Furnished

### **Kitchen**

- Fully Fitted









































