

## Sales - Apartment - Marbella

**849.000€**

**Marbella**

**Apartment**



**3**



**2**



**133 m2**

Apartment located in the prestigious residential complex Marbella House, one of the most sought-after developments in the area thanks to its extensive facilities and impeccable maintenance. It boasts a privileged location next to the beach and the promenade, right in the heart of Marbella. The community offers a unique environment with tropical gardens, a large outdoor swimming pool with lifeguard, 24-hour concierge and security services, as well as a spacious and fully equipped gym, sauna, and paddle tennis courts. Additionally, it features a squash court, adding exceptional value and an exclusive lifestyle to the property. With 163.29 m<sup>2</sup> according to the property registry and a 29.60 m<sup>2</sup> terrace, this home stands out for its spaciousness, natural brightness, and a layout designed for maximum comfort. □ Layout by Floors →  
Ground Floor: • Sunny and spacious terrace • Living-dining room with fireplace • Kitchen • Guest toilet → Upper Floor: • Two double bedrooms, each with its own full en-suite bathroom □ Additional Features • 1 multifunctional space, ideal as an office, playroom, home gym, or third bedroom • Duplex-style distribution Includes Garage and Storage Room

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Orientation

- ✓ South West
- ✓ West

### Condition

- ✓ Recently Renovated

### Pool

- ✓ Communal

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Communal

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ 24 Hour Reception

### Furniture

- ✓ Fully Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Category

- ✓ Investment

### Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

### Parking

- ✓ Underground





























