

**Sales - Apartment - Marbella**

**1.345.000€**

**Community: 4,692 EUR / year IBI: 959 EUR / year****Rubbish: 190 EUR / year****4****3****203 m2**

Stunning Beachside Top-Floor Apartment with Sea Views in Marbella Welcome to this spacious and bright 4-bedroom, 3-bathroom apartment, located in one of Marbella's most sought-after areas. Just steps away from the seaside, perfectly situated in the very center of Marbella and just a short walk from the charming Old Town. Boasting two terraces with beautiful views, the property offers a unique opportunity to enjoy the Mediterranean Sea and the majestic mountains. North-facing terrace: Overlooks the iconic La Concha mountain. South-facing terrace: Perfect for taking in the sun and sea all day. Modern and beautifully renovated, this apartment features a fully equipped and modern kitchen, a spacious living/dining room, elegant bathrooms and built-in closets. All designed with a contemporary aesthetic. The property comprises 4 bedrooms. The master bedroom and the living room have access to the south-facing terrace with sea views. Additional features are double glazed windows, electric blinds, automatic awnings and solar panels. A large storage room and an underground parking with 2 car spaces and a door for the possibility to close it. The apartment is sold fully furnished according to an inventory list and except personal items. Standout feature: two apartments have been seamlessly joined, each with its own title deed, resulting in one of the most spacious homes in the area. With easy access to the highway and just 45 minutes from Málaga International Airport, this property is ideal as a permanent residence or a holiday home. Tourist rental is permitted. Don't miss the chance to own this exquisite beachside retreat in one of Marbella's most sought-after locations!

| <b>Setting</b>     | <b>Orientation</b>                        | <b>Condition</b>  | <b>Climate Control</b> |
|--------------------|---|-------------------|------------------------|
| ✓ Town             | ✓ North                                   | ✓ Excellent       | ✓ Air Conditioning     |
| ✓ Commercial Area  | ✓ South                                   |                   | ✓ Hot A/C              |
| ✓ Beachside        |   |                   | ✓ Cold A/C             |
| ✓ Port             |   |                   |                        |
| ✓ Close To Shops   |   |                   |                        |
| ✓ Close To Sea     |   |                   |                        |
| ✓ Close To Schools |   |                   |                        |
| ✓ Marina           |   |                   |                        |
| <b>Views</b>       | <b>Features</b>                           | <b>Furniture</b>  | <b>Kitchen</b>         |
| ✓ Sea              | ✓ Lift                                    | ✓ Fully Furnished | ✓ Fully Fitted         |
| ✓ Mountain         | ✓ Fitted Wardrobes                        |                   |                        |
| ✓ Urban            | ✓ Near Transport                          |                   |                        |
|                    | ✓ Private Terrace                         |                   |                        |
|                    | ✓ WiFi                                    |                   |                        |
|                    | ✓ Storage Room                            |                   |                        |
|                    | ✓ Ensuite Bathroom                        |                   |                        |
|                    | ✓ Access for people with reduced mobility |                   |                        |
|                    | ✓ Marble Flooring                         |                   |                        |
|                    | ✓ Double Glazing                          |                   |                        |
|                    | ✓ Near Church                             |                   |                        |
| <b>Parking</b>     | <b>Utilities</b>                          | <b>Category</b>   |                        |
| ✓ Underground      | ✓ Electricity                             | ✓ Holiday Homes   |                        |
|                    | ✓ Solar water heating                     | ✓ Investment      |                        |
|                    |   | ✓ Luxury          |                        |
|                    |   | ✓ Resale          |                        |
|                    |   | ✓ Contemporary    |                        |































