# Sales - Apartment - Marbella

# 1.150.000€

**Marbella** **Apartment**

 **3**  **2**  **136 m2**

Exclusive listing. Three-Bedroom Apartment in Gran Ducado, Marbella’s Golden Mile Ideally located in the sought-after Gran Ducado community on Marbella’s Golden Mile, this spacious three-bedroom apartment offers an excellent opportunity to enjoy one of Marbella’s most established and desirable residential areas. Within easy walking distance of both Marbella town centre and the Golden Mile’s renowned restaurants, cafés and beachside venues, the location offers a particularly appealing balance of convenience and residential tranquillity. Playa de Casablanca and popular beachfront destinations such as Trocadero Playa are just a five-to-seven-minute walk away, making it easy to enjoy the best of coastal living without relying on a car. Situated on the ground floor, the apartment features a generous living and dining area opening directly onto an impressive 34m² private terrace. This provides a natural extension of the living space, ideal for outdoor dining, entertaining or simply enjoying the relaxed pace of life that makes this part of Marbella so popular. The accommodation comprises a spacious separate kitchen, a large master bedroom with en-suite bathroom, two further generous double bedrooms and a family bathroom. Gran Ducado is a fully gated community with controlled access, underground parking and lift access to the residential floors. The apartment is presented in excellent condition and is sold fully furnished, including a private underground parking space and separate storage room. An excellent choice as a permanent residence, holiday home or investment, combining generous interior space, a substantial private terrace and a prime Golden Mile location within comfortable walking distance of Marbella centre and the beach.

**Setting**
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ Safe

**Parking**
- ✔ Underground Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Resale










BELTOWN
MARBELLA










































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