

**Ref.-ID: MIBGR5329708**

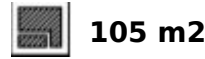
**Marbella**

**Apartment**

**Community: 780 EUR / year**

**IBI: 416 EUR / year**

**Rubbish: 33 EUR / year**



Fully Renovated 3 Bedroom Apartment in Marbella Centro – Walking Distance to Old Town, Beach & Supera Wellness Centre Bright and beautifully renovated apartment located in the Miraflores area of Marbella Centro, within walking distance to Marbella Old Town, Parque de la Represa and Marbella's beaches. The property has been completely refurbished with a brand-new modern interior, offering a bright and comfortable living space ready to move into. With approximately 95 m<sup>2</sup> of interior space, the apartment currently comprises a spacious living and dining area, modern kitchen, three bedrooms. The apartment enjoys a south-facing orientation with open city views, providing excellent natural light throughout the day and a more open feeling than many apartments in Marbella town centre. Unlike many central properties, the apartment benefits from more open surroundings rather than direct building-to-building views, creating a brighter and less enclosed atmosphere. One of the property's main highlights is the location. Restaurants, cafés, supermarkets, gyms and all daily amenities are located directly outside the building, making everyday living extremely convenient and fully walkable. The property does not have a pool onsite, but is located next to world class swimming pools and fitness facilities. Just 3-4 minutes walk from the Supera Miraflores Fitness & Wellness Centre, one of Marbella's largest sports and wellness facilities, featuring: Indoor heated swimming pool Hydrotherapy spa pools Fully equipped gym Fitness, cycling and activity studios Wellness and relaxation areas Children's activities and sports facilities. Key Distances: 5 minute walk Marbella Old Town (Casco Antiguo): 8 minute walk Marbella beach and marina: 15-20 minute walk / 10 minute drive The surrounding area also offers open public spaces and nearby areas for children, which is rare for central Marbella. Important Information The apartment currently has one bathroom, with potential to recreate a second bathroom within the existing pantry/storage area. The seller is willing to complete the second bathroom installation at their expense if desired. The property does not currently include a private garage space in the sale price. An underground parking space is currently rented by the owner for approximately €100/month and may be transferable or available for separate purchase. This property represents an excellent opportunity to purchase a fully renovated apartment in Marbella Centro, ideal as a permanent residence, holiday home, or investment property with strong rental demand.

**Setting**

- ✓ Town
- ✓ Suburban
- ✓ Commercial Area
- ✓ 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

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Resale
- ✓ Contemporary

**Orientation**

- ✓ South

**Views**

- ✓ Urban

**Security**

- ✓ Entry Phone
- ✓ 24 Hour Security

**Condition**

- ✓ Excellent
- ✓ Good
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Bar
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Near Mosque
- ✓ Near Church

**Parking**

- ✓ Underground

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

















