

**Ref.-ID: MIBGR5348170**

**Marbella**

**Apartment**

**Community: 996 EUR / year**

**IBI: 387 EUR / year**



Charming apartment of 93 m<sup>2</sup> built (55 m<sup>2</sup> usable + 38 m<sup>2</sup> terrace) in Marbella, south-facing, ensuring natural light throughout the day and beautiful sea views. The spacious terrace offers the possibility to be enclosed, creating additional interior living space. The property features 1 very large bedroom, with the possibility to convert it into 2 bedrooms, making it ideal both for living and for investment, as the building allows it. Located in a prime area, close to the town center, just 800 m from the beach, near Paco Cantos Sports Complex and surrounded by nature. Set within a gated community with private communal parking, providing both comfort and security. It also includes a communal rooftop terrace, perfect for drying clothes or enjoying stunning sunsets. Includes a private parking space and optional storage room for 150/month. Sold fully furnished and ready to move in. An excellent opportunity in one of Marbella's most sought-after areas, with all amenities nearby.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Schools
- ✓ Urbanisation

**Views**

- ✓ Sea
- ✓ Street

**Garden**

- ✓ Communal

**Orientation**

- ✓ South

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Double Glazing

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Condition**

- ✓ Excellent

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Bargain
- ✓ Beachfront
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment































