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Sales - Apartment - The Golden Mile

790.000€

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Ref.-ID: MIBGR5371831 **The Golden Mile** **Apartment**

 **3**  **2**  **128 m2**

APARTMENT WITH TOURIST LICENCE ON MARBELLA'S GOLDEN MILE Excellent opportunity in Costa Nagüeles III, one of the most sought-after residential complexes on Marbella's Golden Mile. An ideal property as a permanent residence, holiday home or investment, with the added advantage of having a tourist licence. The property offers 112 m² of built area plus a spacious 30 m² terrace, perfect for enjoying Marbella's exceptional climate throughout the year. Located within a well-maintained private residential complex featuring 4 swimming pools, including 2 children's pools, private parking and 24-hour security, providing a comfortable, peaceful and secure environment. Location is one of the property's main advantages. It is situated just 500 metres from the beach and seafront promenade, and close to some of the Golden Mile's most iconic destinations, including Marbella Club and Puente Romano. Restaurants, supermarkets and a wide range of services are within easy walking distance, including Lidl, Carrefour and El Corte Inglés El Capricho. There are also convenient public transport connections to Puerto Banús, Marbella town centre, San Pedro de Alcántara, Estepona . Marbella town centre is approximately a 20-minute walk away, allowing you to enjoy the city without needing a car. The property currently features parquet flooring, with the original marble flooring preserved underneath, offering the option to easily restore the marble finish. Key features: • Tourist licence • Marbella Golden Mile • Costa Nagüeles III residential complex • 112 m² built • 30 m² terrace • 4 swimming pools, including 2 children's pools • Private parking • 24-hour security • 500 metres from the beach and seafront promenade • Close to Marbella Club and Puente Romano • Approximately 20 minutes' walk from Marbella town centre • Restaurants, supermarkets and amenities within walking distance • Community fees: □150/month An attractive property combining an excellent location, generous outdoor space and a tourist licence, right in the heart of Marbella's Golden Mile. In compliance with Andalusian Regional Government Decree 218/2005 of 11 October, please note that notary fees, land registry fees, Property Transfer Tax (ITP) and other expenses associated with the purchase are not included in the price.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

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

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage

































