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Sales - Apartment - Marbella

800.000€

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Ref.-ID: MIBGR5502727 **Marbella** **Apartment**

Community: 1,536 EUR / year **IBI: 1,012 EUR / year** **Rubbish: 66 EUR / year**

2 **2** **112 m2**

Duplex Penthouse with Private Rooftop Pool | Marbella Located in a prime central position in Marbella, this west-facing duplex penthouse offers approximately 112 m² of built space, complemented by an exceptional 97 m² private rooftop terrace with swimming pool. Situated on the fourth and top floor of a well-maintained building with lift, the property comprises two bedrooms, two bathrooms, an open-plan kitchen and living area, and a storage room. The generous rooftop terrace provides an excellent private outdoor space for relaxing and entertaining, with a pleasant west-facing orientation. The development is well maintained and features two communal swimming pools and a separate children's pool, while community fees remain low. Short-term rentals are permitted by the community, providing flexibility for owners and potential rental income. The location is particularly convenient, with the beach approximately three minutes' walk away and Marbella's centre, supermarkets, restaurants, public transport, sports and leisure facilities all within easy walking distance. An appealing opportunity for buyers seeking a centrally located Marbella property with substantial private outdoor space, a rooftop pool and established rental potential.

Setting
- ✔ Town
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Private Pool

Views
- ✔ Pool Views

Features
- ✔ Solarium

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ 24 Hour Security

Utilities
- ✔ Electricity