

**Продажа - Апартамент - Marbella**  
**1.275.000€**



**Ref.-ID: MIBGR5186137**

**Marbella**

**Апартамент**

**Коммунальные: 960 EUR / год**

**ИБИ: 1,004 EUR / год**

**Мусор: 86 EUR / год**



**3**



**2**



**120 m<sup>2</sup>**

This exceptional 3-bedroom, 2-bathroom penthouse is a rare find in the centre of Marbella, located in the prestigious Edificio Marapolis. Fully refurbished this year, it is perfect for those seeking convenience and city living, right in Marbella's charming centre, where life buzzes all year round. Spread over 146 m<sup>2</sup> on the 7th floor, the bright, open-plan living area flows seamlessly into a contemporary kitchen, creating an inviting space for relaxing or entertaining. Enjoy breathtaking sea views—a truly rare feature in the city. Comfort is guaranteed with Airzone air conditioning in every room, providing hot and cold climate control. Both bathrooms feature underfloor heating and self-cleaning toilets with automatic bidets, adding practicality and sophistication. The third bedroom is versatile and could also be used as an office, depending on your needs. A dedicated parking space is included in the price, and the building is equipped with an elevator for easy access. Located within walking distance to Marbella's Old Town, the Paseo Marítimo, and Cappuccino, this penthouse combines the best of central, lively living with a peaceful and quiet setting. Surrounded by Marbella's finest restaurants, shops, and nightlife, it offers an unmatched blend of luxury, convenience, and lifestyle.

**Расположение**

- ✓ Город
- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Отличное
- ✓ Недавно отделанная

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом в ванной

**ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Город

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Оптическое волокно

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная
- ✓ Кухня-зал

**меры безопасности**

- ✓ Домофон

**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон

**Категория**

- ✓ Перепродажа