

## Продажа - Апартамент - Marbella

**559.000€**

**Marbella**

**Апартамент**

**Коммунальные: 1,704 EUR / год**

**ИБИ: 768 EUR / год**

 4

 2.5

 138 m<sup>2</sup>

Spacious Duplex ground floor with Renovation Potential in Xarblanca, Marbella. This charming Duplex ground floor, located in the popular residential area of Xarblanca in Marbella, offers an excellent opportunity for families, investors, or anyone looking for a second home on the Costa del Sol. The property features 139 m<sup>2</sup> of built space plus a generous 30 m<sup>2</sup> terrace, and is distributed over multiple levels with four bedrooms, two bathrooms, and a guest toilet. Bright and spacious, the home has great potential for renovation to suit your personal taste and needs. Situated in a quiet and well-kept gated community, residents benefit from access to a communal swimming pool and beautifully maintained gardens — ideal for enjoying the Mediterranean lifestyle. Conveniently located close to schools, shops, public transport, and Marbella's city center, this property combines comfort, space, and location with the opportunity to create your ideal home.

**Расположение**

- Рядом с магазинами
- Рядом с городом
- Близко к школам

**Климат-контроль**

- Камин

**Сад**

- Общественный

**ОРИЕНТАЦИЯ**

- Юг

**ВИД**

- Бассейн
- Город

**меры безопасности**

- Огражденный комплекс

**Состояние**

- Нужен ремонт

**Особенности**

- Крытая терраса
- Встроенные шкафы
- Приватная терраса

**Парковка**

- Приватная

**бассейн**

- Общий

**Мебель**

- По желанию



















