



**Продажа - Апартамент - Marbella**  
**450.000€**

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Коммунальные: 1,296 EUR / год

ИБИ: 662 EUR / год



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1



45 m2

A truly and unique gem in Marbella. Beachside penthouse, located in the lively centre of Marbella and just a pleasant minutes' walk from the beach. This beautiful and cosy 1-bedroom penthouse apartment comes with a magnificent private terrace facing southwest. From the terrace you can enjoy the sun throughout the day, from the first rays of the morning sun until the sunset. The property is in an excellent state having been completely renovated. The living room and the kitchen are perfectly integrated, with easy access to the outside terrace. The cosy bedroom has an en-suite bathroom with shower. Upon entering the apartment through the new handcrafted security door in pinewood you come straight into the hallway with lots of wardrobe space. As you proceed you are then welcomed by a stunning kitchen island that is harmoniously integrated with the living area and the terrace, giving the impression that it is part of the living room. Enjoy the peaceful views from the living room where sunlight pours in to fill every square inch. The choice of materials and colour infuses this area with a sense of peace and comfort. The penthouse's crowning feature is its private terrace of 56 m2. Whether you are hosting an intimate gathering for your friends or enjoying a quiet evening under the stars, this is your personal paradise. At the terrace you will also find an outdoor shower and a utility room with plenty of storage. This property is located in a very sought after address within a tranquil, private and gated community including a small garden and pool. Everything is very well kept. The property also includes a large garage space in the same building. The lift takes you directly from the garage to your apartment. This apartment has a valid tourist license, which also makes it a very attractive investment opportunity. The apartment has never been rented, only for private use by the owners. Highly recommended property.

**Расположение**

- ✓ Город
- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Рядом с портом

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Запад

**ВИД**

- ✓ Горы
- ✓ Сад
- ✓ Бассейн
- ✓ Город

**Сад**

- ✓ Общественный

**Категория**

- ✓ Инвестиции
- ✓ Перепродажа

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Возле церкви

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Подземная
- ✓ Гараж













































































