**Продажа - Апартамент - Marbella**

**575.000€**

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**Ref.-ID: MIBGR5541385** **Marbella** **Апартамент**

**Коммунальные: 1,200 EUR / год**

 **3**  **2**  **104 m2**

Discover this beautiful, spacious apartment in the heart of Marbella, nestled in the vibrant city centre—a prime location blending urban convenience with coastal charm, just a three-minute stroll from the golden sands of Playa de la Fontanilla and the sparkling Mediterranean Sea. This exclusive spot in the Mar de Alborán area places you amidst all essential amenities: supermarkets like El Corte Inglés, banks, bus stops, schools, institutes, and the newly inaugurated health centre, all within easy reach. With swift access to the A-7 motorway for trips to Puerto Banús or Málaga Airport, embrace the authentic Andalusian lifestyle in Marbella's thriving 2025 market, where property prices have risen 15% year-on-year, driven by high demand for central homes averaging □5,258 per sqm. Spanning 104 m² of bright, well-distributed space on the third floor with convenient lift access and desirable south, east, and west orientations for abundant natural light, this fully exterior residence offers a functional layout: a welcoming living-dining room, an independent kitchen, three generous bedrooms with fitted wardrobes, two modern bathrooms, a covered terrace, and a balcony—perfect for al fresco relaxation or entertaining. Additional perks include a shared storage room, enhancing everyday practicality. The building features a communal swimming pool, adding to the appeal for year-round enjoyment. This impeccably maintained property is ready for immediate occupancy or as a savvy investment in a high-demand area with strong rental potential. Whether for family living or capitalising on Marbella's booming real estate scene, this is a rare gem—contact us today to arrange a viewing!

**Расположение**
- ✔ Город
- ✔ Коммерческая зона
- ✔ На побережье
- ✔ Рядом с гольф-полем
- ✔ Рядом с портом
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Близко к школам
- ✔ Рядом с портом

**ОРИЕНТАЦИЯ**
- ✔ восток
- ✔ на юг
- ✔ запад

**Состояние**
- ✔ Отличное состояние

**ВИД**
- ✔ Сад Просмотров
- ✔ Городские Просмотров
- ✔ Уличные Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Кладовка
- ✔ Ванная комната
- ✔ Доступ для инвалидов
- ✔ Двойные стеклопакеты
- ✔ Ресторан на территории
- ✔ Возле церкви
- ✔ Оптическое волокно

**Мебель**
- ✔ Полностью меблированный
- ✔ Дополнительный Мебель

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Общий сад

**меры безопасности**
- ✔ Огражденный комплекс

**Парковка**
- ✔ Парковка на улице














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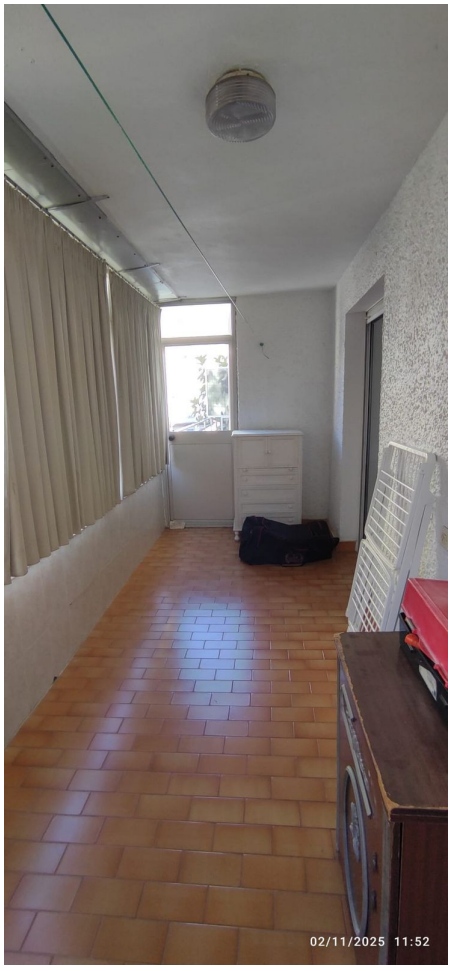
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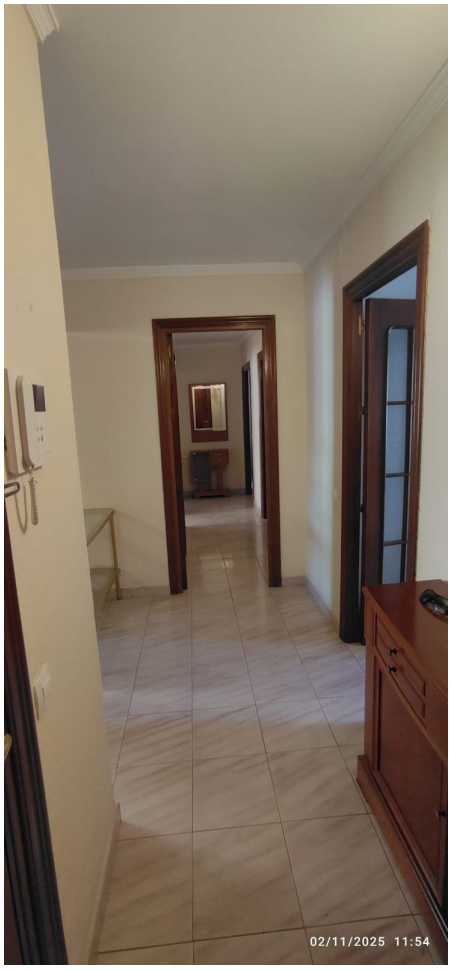
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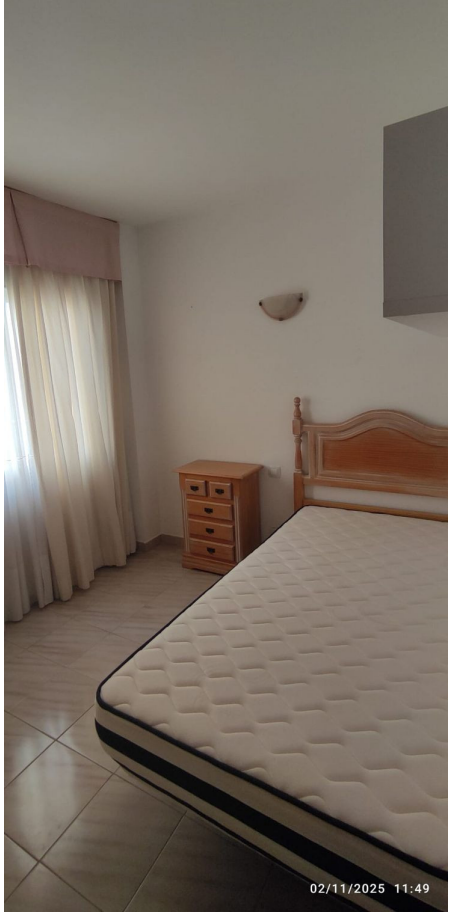
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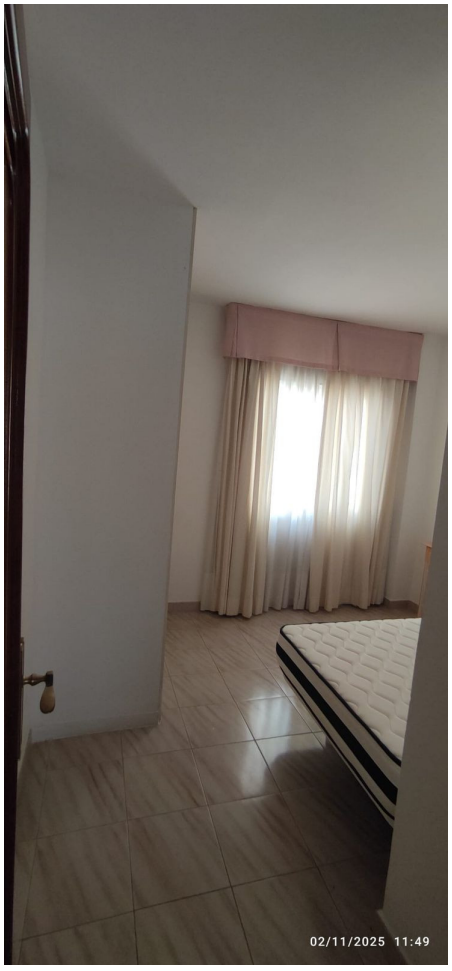
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