Долгосрочная Аренда - Апартамент - Marbella

2.900€ / Месяц

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Ref.-ID: MIBGR5549107 **Marbella** **Апартамент**

 **3**  **2**  **125 m2**

Exclusive Beachfront Property in Marbella with Unobstructed Views of the Mediterranean, La Bajadilla, and Playa del Cable Discover this exceptional beachfront residence set in one of Marbella’s most convenient and sought-after locations. Strategically positioned right next to Hospital Quirón and just a short stroll from the town center, it boasts direct, uninterrupted views of the La Bajadilla fishing port and Playa del Cable—seamlessly blending the tranquility of oceanfront living with immediate access to every essential amenity. **Absolute Privacy: Only One Residence per Floor** Occupying the entire floor, the property guarantees a rare level of privacy, peace, and quiet on the frontline, with no neighboring apartments on the same level. **Terraces Designed to Enjoy the Sea 365 Days a Year** Its outdoor layout is crafted to make the most of Marbella’s abundant natural light and year-round microclimate: * **Expansive open-air terrace:** Ideal for sunbathing, entertaining guests, or unwinding against a backdrop of open sea views. * **Bright glass-enclosed porch:** A versatile, sheltered space allowing you to watch the boats and coastline in comfort even during cooler months. **Ready to Tailor to Your Personal Style** * **Fully equipped kitchen:** Ready for immediate use from day one. * **Unfurnished living areas:** The remainder of the residence is delivered unfurnished, offering a blank canvas to decorate and tailor entirely to your own taste and lifestyle *(note: the furniture shown in the photographs is for illustrative purposes only and is not included)*. **Double Parking Space Included** For complete convenience, the price includes a generous underground parking space for two vehicles—an invaluable asset in this prime area of Marbella. A rare opportunity to establish your home beside the Mediterranean, enjoying spaciousness, natural light, and unbeatable views. Contact us today for further details or to arrange a private viewing. Community fees are not included in the rent and shall be borne by the tenant: [XX]/month (Art. 20.1 of the Spanish Urban Leases Act – LAU) [Nota: si van a cargo del propietario, cambiar "tenant" por "landlord" y eliminar "not included in the rent and shall be borne by the tenant: [XX]/month"]. Individual metered utilities (water, electricity, gas) depend on actual consumption and shall be paid by the tenant (Art. 20.3 LAU). Statutory security deposit: one month’s rent (Art. 36.1 LAU). Optional additional guarantee: [X] month(s)’ rent (Art. 36.5 LAU, maximum of 2 months’ rent). Real estate agency fees and contract formalization costs shall be borne by the landlord (Art. 20.1 LAU). In Andalusia, leases for a primary residence are exempt from Property Transfer Tax (ITP) pursuant to Art. 33.2.24 of Law 5/2021 on Ceded Taxes. This information is for guidance purposes only and is provided in accordance with Art. 20.1.c) of the Revised Text of the General Law for the Defense of Consumers and Users (TRLGDCU). IMR.

Расположение
- ✔ Первая линия пляжа
- ✔ На побережье
- ✔ Порт
- ✔ Рядом с морем
- ✔ Рядом с городом

ОРИЕНТАЦИЯ
- ✔ на юг

Состояние
- ✔ Хорошее состояние

Климат-контроль
- ✔ Кондиционер
- ✔ Центральное отопление

ВИД
- ✔ Вид на море
- ✔ Вид на горы

Особенности
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Приватная терраса
- ✔ Деревянные полы
- ✔ Мраморные полы

Мебель
- ✔ Частично меблированный

Кухня
- ✔ Полностью оборудованная кухня

Парковка
- ✔ гараж
- ✔ Крытая парковка
- ✔ Несколько парковки

Коммунальные услуги
- ✔ Электричество
- ✔ Питьевая вода

Категория
- ✔ Первая линия пляжа







































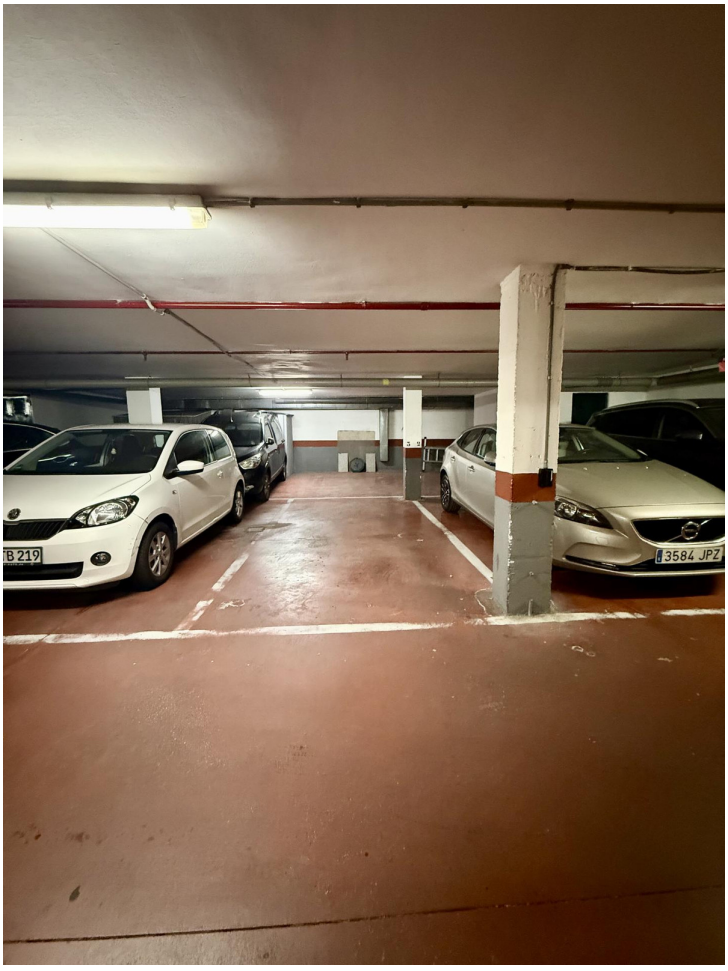
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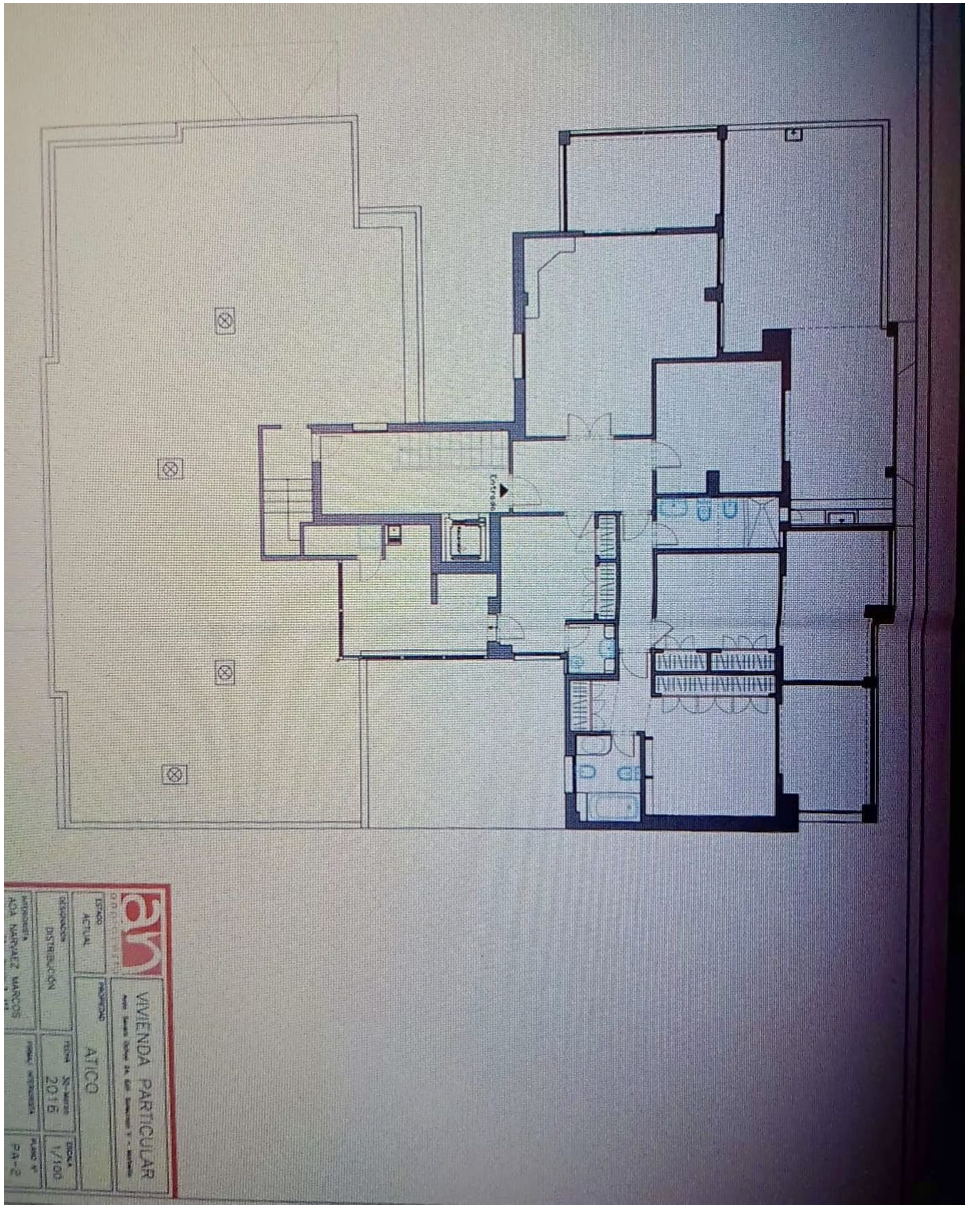
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