

**Sales - Apartment - Marbella**  
**530.000€**



**Ref.-ID: R4979722**

**Marbella**

**Apartment**



**3**



**2**



**145 m2**

Charming flat with lots of potential in the heart of Marbella. Located in one of the most exclusive and sought-after areas of the city, this spacious flat to be refurbished is a unique opportunity. Currently, the property consists of two connected flats: one of 58 m<sup>2</sup>, previously used as a medical practice (as shown in the floor plan), and the other of 85 m<sup>2</sup> used as a home. On entering this large flat, we are welcomed by a hallway leading to three generously sized bedrooms and a bathroom. Following one of the bedrooms, we find the kitchen, another bathroom and the second entrance of the house. As these are two separate properties, there is the possibility of joining them together to create one large home or keeping them as two separate flats, which offers great flexibility depending on the needs. Special mention should be made of the three balconies, which have a cosy covered sitting area, ideal for enjoying the Mediterranean climate. Due to its characteristics and privileged location, this property is an excellent investment opportunity. Whether it is for con A unique property in an unbeatable location, don't let this opportunity pass you by!

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Furniture**

- ✓ Optional

**Orientation**

- ✓ North
- ✓ West

**Kitchen**

- ✓ Not Fitted

**Condition**

- ✓ Renovation Required

**Category**

- ✓ Resale

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Urban
- ✓ Street

**Features**

- ✓ Private Terrace
- ✓ Storage Room