

**Sales - Apartment - Marbella**  
**1.160.000€**

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**Ref.-ID: R4544059**

**Marbella**

**Apartment**

**Community: 1,740 EUR / year**

**IBI: 785 EUR / year**

**Rubbish: 90 EUR / year**



**2**



**2**



**95 m2**

If you are looking for a great 1st line south facing apartment in the heart of Marbella, look NO further!! Exclusive apartment in Marbella Centre on the Paseo Maritimo facing south and beautiful frontal views of the sea, surrounded by all the services that the city offers such as restaurants and shops, in addition to being a 5-minute walk from the marina and less than 15 minutes from the Old Town, so the car is not necessary. This magnificent apartment is located on the second floor of a building and comprises access to the second floor via stairs or elevator. We enter directly into the living/dining room with an Individual air conditioning and a modern kitchen. Access to the terrace with enviable views of the sea and the promenade, the terrace has lumon glasses that can be opened and closed depending on the weather, so you can enjoy it 365 days a year. Master bedroom with two 90cm single beds and ceiling fan, en-suite bathroom with bathtub. The second bedroom with two single beds pushed together for a total of 180cm and a large closet to accommodate your belongings. Second bathroom with double shower and two ceiling fans in each bedroom. It is an apartment that you fall in love with as soon as you see it. Highly recommended to view.

**Setting**

- ✓ Beachfront
- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Front Line Beach Complex

**Furniture**

- ✓ Optional

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Good

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Climate Control**

- ✓ Fireplace

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Port
- ✓ Panoramic

**Category**

- ✓ Beachfront
- ✓ Resale

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Double Glazing
- ✓ Near Church