

**Sales - Apartment - Marbella**  
**545.000€**

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**Ref.-ID: R4567558**

**Marbella**

**Apartment**

**Community: 1,500 EUR / year**

**IBI: 925 EUR / year**

**Rubbish: 66 EUR / year**



**3**



**2**



**115 m2**

Discover luxury and comfort in this exquisite apartment for sale in the heart of downtown Marbella. With a privileged location just 3 minutes walk from the promenade and beach, this real estate treasure redefines the concept of living on the Costa del Sol. This spacious 3-bedroom apartment features a stylish and functional design, each room equipped with built-in closets to offer unparalleled storage. The two bathrooms provide a touch of sophistication, while the fully equipped kitchen, although sold unfurnished, highlights its modernity and practicality. Imagine enjoying the sea breeze and the warm Andalusian sun from your own enclosed terrace, equipped with an electric awning to create the perfect ambiance at any time of the day. From here, the sea views will captivate you, and to the rear, a panoramic view of the majestic La Concha mountain adds a picturesque touch. This apartment offers more than a residence; it is a lifestyle. The property features a basement garage space and two outdoor community parking spaces, providing a convenient parking solution. In addition, you can relax and socialize in the community pool, immersing yourself in the tranquility of your home. The building goes beyond expectations with elevator, concierge and 24-hour security, providing a sense of security and exclusivity. With air conditioning to maintain comfort at all times and a solana/laundry room for practicality, this apartment represents the perfect fusion of elegance and functionality. Immerse yourself in the essence of Marbella and secure your piece of paradise in this real estate gem, where quality of life meets incomparable location.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Golf</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Urban</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Double Glazing</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li></ul> |
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