



Sales - Apartment - Marbella  
**583.500€**

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Ref.-ID: R4731379

Marbella

Apartment

Community: 2,196 EUR / year

IBI: 1,160 EUR / year

Rubbish: 86 EUR / year



3



2



146 m<sup>2</sup>

BEACHFRONT FIRSTLINE APARTMENT IN MARBELLA CENTRE! MAJESTIC CONCHA VIEWS Introducing your perfect seaside retreat: 3-bedroom, 2-bathroom apartment for sale at frontline beach complex, offering an unparalleled beachfront living experience in Marbella. Nested on the beachfront next to the El Fuerte hotel and the old town. Discover the best of both worlds, where the allure of the sea meets the convenience of urban living. Located just a leisurely walk from Marbella's city center, you'll find yourself immersed in the charm of the historic town. Direct access to the beach, residents can effortlessly transition between sun-kissed days by the pool and delightful evenings at the beach bar and restaurant. And for those moments when you crave a taste of Marbella's shopping and sightseeing delights, a short stroll into the old town awaits. Community pool is on the terrace. Social Club Restaurant on the terrace for the use of the owners and their guests. Seaview photos of the listing are taken from the community terrace. Completely renovated in 2022. Possibility of leaving everything furnished. Cold and hot water included in the community fee. Open plan kitchen with American style fridge and all the best appliances for your culinary needs. 2 independent terraces, imagine enjoying the views of the old town and the majestic La Concha mountain Embrace the coastal lifestyle you deserve - a haven where family memories are made, and every day feels like a holiday in paradise! PARKING - ANNUAL FEE FOR PUBLIC PARKING ON THE GROUND FLOOR , OWNER PAYS AROUND 142 EUROS PER YEAR. VIEWINGS ARE HIGHLY RECOMMENDED ! The ground floor of the building (more than 15,000 m2) has been recently taken by new management. Work has already begun and among the firms that have already confirmed that they will settle in the new enclave, there will be McDonalds, Fitness Park, Pause & Play, Souldpark and Sushisom, as well as a large supermarket chain, possibly Aldi, that will occupy a large part of the space. apart from other businesses. Middle Floor Apartment, Marbella, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 146 m<sup>2</sup>. Setting : Beachfront, Town, Commercial Area, Beachside, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina, Urbanisation, Front Line Beach Complex. Orientation : North. Condition : Excellent, Recently Renovated. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Mountain, Panoramic, Urban, Street. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Ensuite Bathroom, Access for people with reduced mobility, Marble Flooring, Double Glazing, Near Church. Furniture : Fully Furnished, Optional. Kitchen : Fully Fitted. Garden : Communal. Security : Entry Phone. Utilities : Electricity, Drinkable Water. Category : Beachfront, Holiday Homes, Investment, Resale.

**Setting**

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

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Church

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Orientation**

- ✓ North

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Security**

- ✓ Entry Phone

**Views**

- ✓ Mountain
- ✓ Panoramic
- ✓ Urban
- ✓ Street

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water