

**Sales - Apartment - Marbella**  
**590.000€**

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**Ref.-ID: R4763500**

**Marbella**

**Apartment**

**Community: 1,440 EUR / year**

**IBI: 1,015 EUR / year**



**2**



**2**



**118 m2**

PLEASE NOTE: the furnished photos give an impression, the apartment is currently empty. • In the heart of Marbella • 200 meters (3 minute walk) to the beach! • 2 (possibly 3) bedroom top floor apartment • Renovation project This spacious 2 bedroom top floor apartment is located in the very heart of Marbella. You'll be at both the beach and the marina within an easy 3 minute walk! Within a pleasant 10 minute walk you'll also find yourself at the famous Plaza de los Naranjos for a drink or lunch. The apartment is located on the top floor of a 5 story building and can be reached by a lift. It is a renovation / investment project with plenty of options. For instance, you can enlarge the terrace over the entire front of the apartment (it has been enclosed by the previous owners) and change the layout to add another bedroom. Originally, the apartment was a 3 bedroom apartment. Currently the apartment consists of a very large living / dining area, 2 bedrooms, 2 bathrooms (one of which is ensuite) and a 4 m2 covered terrace from which you can catch a glimpse of the sea. It has 24 hour security, air conditioning, electric blinds, fibre optic internet and it comes with a storage room and a private underground parking space - a luxury in the centre of Marbella! Good to know: the apartment has a licencia de primera ocupación (LPO - first occupancy licence) as well. Do you want a spacious apartment in the heart of Marbella that you can adjust to your own taste and requirements? Then book your viewing today! The Listing agent for itself and as agent for the vendor gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor.
4. No statement in these particulars is to be relied upon as a statement or representation of fact.
5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection.
8. No assumption should be made in respect of parts of the property not shown in photographs.
9. Any areas, measurements or distances are only approximate.
10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
11. Amounts quoted are exclusive of Tax if applicable.

#### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina

#### Condition

- ✓ Fair
- ✓ Renovation Required
- ✓ Restoration Required

#### Climate Control

- ✓ Air Conditioning

#### Views

- ✓ Sea
- ✓ Urban
- ✓ Street

#### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Fiber Optic

#### Furniture

- ✓ Not Furnished

#### Kitchen

- ✓ Partially Fitted

#### Security

- ✓ Electric Blinds
- ✓ 24 Hour Security

#### Parking

- ✓ Underground

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water

#### Category

- ✓ Investment
- ✓ Resale