

**Sales - Apartment - Marbella**  
**490.000€**

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**Ref.-ID: R4789123**

**Marbella**

**Apartment**

**Community: 1,128 EUR / year**

**IBI: 415 EUR / year**

**Rubbish: 66 EUR / year**



**1**



**1**



**71 m2**

Discover your oasis in Marbella! This spacious beachfront apartment offers you the perfect combination of comfort and a prime location. Just two minutes walk from the vibrant centre and the charming old town, you will enjoy urban life without giving up the tranquillity of the sea. The property has an elegant entrance hall that leads to a bright living-dining room, a separate kitchen and a very large bedroom, ideal for relaxing after a day of sun and sea. The bathroom, equipped with a shower, and a small office complete this space designed for comfort. The jewel of the apartment is its integrated terrace, facing west with lateral seaviews. The building, which is being renovated (with the levy already paid), offers two swimming pools, one of them on the roof with stunning sea views. With 71 m<sup>2</sup> built and 60 m<sup>2</sup> usable, this property is a unique opportunity to live on the beach and in the city without needing a car. Come see it and fall in love!

**Setting**

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

**Furniture**

- ✓ Not Furnished

**Orientation**

- ✓ West

**Security**

- ✓ Entry Phone

**Condition**

- ✓ Good

**Parking**

- ✓ Street

**Pool**

- ✓ Communal

**Category**

- ✓ Beachfront
- ✓ Resale

**Views**

- ✓ Sea
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Marble Flooring
- ✓ 24 Hour Reception