



Sales - Apartment - Marbella  
**565.000€**

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**Ref.-ID: R4801009**

**Marbella**

**Apartment**

**Community: 1,212 EUR / year**

**IBI: 980 EUR / year**

**Rubbish: 88 EUR / year**



**2**



**2**



**99 m2**

Exclusive opportunity with an unbeatable location on the beachfront, next to the promenade: Complex just a step away from the marina of Marbella, next to the Hotel "El Fuerte". It has a concierge service, spacious communal areas and a solarium terrace located on the eighth floor with swimming pool, private restaurant, social club and breathtaking views of the sea and the city! An incomparable setting in which to enjoy the best sunsets in Marbella without leaving your urbanisation. Two bedroom flat (originally three) with a living area of 93m2 plus 25m2 of terrace and a storage room of 6m2 (attached to the property and with exterior and interior entrance). An outstanding distribution, where spaciousness and light are the protagonists. A large entrance hall that divides the property in two, leads to the living-dining room and the kitchen on the left wing. On the right wing there is a complete bathroom, a secondary bedroom and the master bedroom with en-suite bathroom, all connected to the heart of the property, the terrace. It was reformed changing the distribution from three to two bedrooms, creating spacious rooms, connecting all the rooms with the main terrace, which has become the central and predominant space of the house. Recreating an environment with a spectacular feeling of spaciousness thanks to its separation by large windows, bright and with wonderful open views that provide the house with light and an unbeatable atmosphere from which to enjoy it, undoubtedly a unique space, a complete success. Its unbeatable location, central but quiet, will provide its new owner with the best that Marbella has to offer: its promenade, its beautiful beaches, its wide gastronomic offer, its shops and walking access to every corner of the city. If you are looking for one of the best places in Marbella for your second home, you have found it. If you are looking to invest, the property includes the furniture, with a very modern boho style decoration, as well as having a tourist license and a high demonstrable profitability.

**Setting**

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

**Orientation**

- ✓ West

**Condition**

- ✓ Good

**Pool**

- ✓ Communal

**Views**

- ✓ Sea
- ✓ Urban

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Restaurant On Site
- ✓ Courtesy Bus

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Category**

- ✓ Beachfront
- ✓ Resale