

**Sales - Apartment - Marbella**  
**650.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4841440**

**Marbella**

**Apartment**

**Community: 2,160 EUR / year**

**IBI: 980 EUR / year**



**2**



**2**



**129 m2**

Your Dream Home Awaits in Urb. Castiglione, Las Petunias, San Pedro, Marbella! Imagine living just 50 meters from the beach in this stunning apartment! This spacious home features 2 cozy bedrooms and 2 sleek, modern bathrooms, offering the perfect blend of comfort and style. Step out onto your expansive terrace, ideal for relaxing or entertaining guests. Unassigned parking is inside the Urb. residential gates. This ground-floor gem is in pristine condition, boasting built-in wardrobes for ample storage. The charming exterior and easy access make it a delightful place to call home. Nestled in a tranquil gated community, you'll find peace and quiet while still being close to lively beach bars, restaurants, and shops. Take a dip in the fantastic communal swimming pool or stroll through the lush gardens within the complex. The area offers even more: scenic walking paths, family-friendly parks, and a strong sense of community. Local markets provide fresh produce and artisanal goods, and nearby schools and public transport make it perfect for families. Whether you're looking for a personal retreat or a smart investment, this property is an exceptional choice. It also offers incredible rental income potential. Don't miss out on this beautifully equipped property that has just hit the market! Contact us today for more details and to arrange a viewing. Your ideal home is waiting!

**Setting**

- ✓ Beachfront
- ✓ Suburban
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Fiber Optic

**Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment

**Orientation**

- ✓ South
- ✓ South West
- ✓ West

**Furniture**

- ✓ Part Furnished

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Views**

- ✓ Garden

**Parking**

- ✓ Covered
- ✓ Open
- ✓ Communal