

**Sales - Apartment - Marbella**  
**525.000€**

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



**Ref.-ID: R4890508**

**Marbella**

**Apartment**

**Community: 1,680 EUR / year**

**IBI: 1,080 EUR / year**

**Rubbish: 120 EUR / year**



**3**



**2**



**146 m2**

This beautiful three bedroom duplex and two bathrooms is located in the well-known Birdie Club residential. With wonderful sea views from its south facing front terrace, you can enjoy a wonderful light all day. Its high-rise roofs, its recent reform and its comfortable disposition will make this property a magnificent opportunity for use and usual housing, and for rentability as rent. It also has a back terrace overlooking an exceptional pool with communal garden. Do not hesitate to contact us for a visit.

**Setting**

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Fitted Wardrobes
- ✓ Private Terrace

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Kitchen**

- ✓ Fully Fitted
- ✓ Partially Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Parking**

- ✓ Private

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Street