

**Sales - Apartment - Marbella**  
**169.000€**

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**Ref.-ID: R4918534**

**Marbella**

**Apartment**

**Community: 696 EUR / year**

**IBI: 282 EUR / year**



**3**



**1**



**69 m2**

Located on the quiet Calle Moratín in Nueva Andalucía, Marbella, this ground floor property offers an unbeatable location, close to all kinds of services and shops. The property features 3 bedrooms, 1 bathroom, and south-facing orientation. Although it requires renovation, its layout and location make it a unique opportunity for investors or individuals with vision. Situated in a well-established area, you'll enjoy the convenience of having supermarkets, restaurants, schools, and public transport just a few steps away. \*The Abbreviated Informative Document is available. Expenses: Taxes (ITP or VAT + AJD) + notary and registration fees). NGS.

**Climate Control**  
 ✓ Central Heating

**Features**  
 ✓ Covered Terrace  
 ✓ Wood Flooring

**Furniture**  
 ✓ Not Furnished