

**Sales - Apartment - Marbella**  
**450.000€**

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**Ref.-ID: R4938559**

**Marbella**

**Apartment**

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

**IBI: 415 EUR / year**

**Rubbish: 66 EUR / year**



**2**



**1**



**71 m2**

Located in a frontline beach location, this stunning apartment is perfect for those seeking comfort, sea views, and a relaxed Mediterranean lifestyle. Property Features This bright and well-designed apartment offers side sea views and includes:

- Spacious main bedroom for restful nights.
- Additional small bedroom with space for a 1.35m bed, also ideal as a home office or extra storage.
- Independent kitchen, practical and fully equipped.
- Bright living-dining area designed for comfort.
- Full bathroom.
- Semi-enclosed terrace, perfect for enjoying the views and warm climate.

Exclusive Amenities

- Swimming pools with breathtaking sea views:
  - o Rooftop pool with panoramic Mediterranean views.
  - o Ground-floor pool, ideal for relaxation, overlooking the sea and promenade.
- Two elevators for added accessibility and convenience.

Building Condition

- Currently undergoing renovation, with the façade being painted white, enhancing its modern appeal and increasing property value.

Community fees includes water.

Why You'll Love This Apartment

- Unbeatable Location: Frontline beach and promenade, with all essential services, restaurants, shops, and hospitals within walking distance.
- Spectacular Views & Outdoor Spaces: Enjoy side sea views from the terrace, plus two stunning pools.
- Smart Layout: One bedroom, an additional office/guest room, independent kitchen, and a bright living-dining area.
- Great Investment: A high-demand area, ideal for long term rentals or year-round living.
- Renovated Building: Fresh new façade, two swimming pools, and elevators for ultimate convenience.
- Car-Free Lifestyle: Walk everywhere and embrace Marbella's relaxed coastal vibe.

Contact us today for more details or to schedule a viewing!

- | <b>Setting</b>   | <b>Pool</b> | <b>Climate Control</b> | <b>Views</b> | <b>Features</b>      | <b>Furniture</b> |
|------------------|-------------|------------------------|--------------|----------------------|------------------|
| ✓ Beachside      | ✓ Communal  | ✓ Air Conditioning     | ✓ Sea        | ✓ Covered Terrace    | ✓ Not Furnished  |
| ✓ Close To Port  | ✓ Private   |                        | ✓ Urban      | ✓ Lift               |                  |
| ✓ Close To Shops |             |                        |              | ✓ Fitted Wardrobes   |                  |
|                  |             |                        |              | ✓ Near Transport     |                  |
|                  |             |                        |              | ✓ Private Terrace    |                  |
|                  |             |                        |              | ✓ Double Glazing     |                  |
|                  |             |                        |              | ✓ Restaurant On Site |                  |