



Продажа - Апартамент - Marbella  
435.000€

[www.arbatstates.com](http://www.arbatstates.com)  
+34 606 84 36 45  
+34 602 51 80 97  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R4422568

Marbella

Апартамент

Коммунальные: 900 EUR / год

ИБИ: 800 EUR / год



2



2



96 m2

SEAVIEWS! PANORAMIC VIEWS ! 100m WALK TO THE BEACH! PENTHOUSE DUPLEX IN MARBELLA CENTRE Located in the centre of Marbella is this spectacular penthouse duplex on the 9th & 10th floor with wonderful views of the Mediterranean sea in La Marina urbanization just 100m from the wonderful Cable beach It has 2 bedrooms with beautiful sea views, two complete and renovated bathrooms, a main living room & dining accessed to a large covered terrace. Additionally is a small storage room in the main living room under the stairs Due to its southeast orientation and exterior windows also to the west, it has spectacular luminosity and thanks to being located on the ninth and tenth floors, magnificent natural ventilation. This home stands out for its quietness without noise, and its spectacular views of the sea from all its windows. The urbanization has swimming pools (adult & children ), solarium and garden areas. Its location offers great security as it is just a few meters from the local police headquarters. Quiron Salud hospital is a 5 mins walk. The property is in a prime location surrounded by shops, Mercadona supermarket, restaurants and amenities. The kitchen needs a little update and can be modified into an open plan living AMERICAN style for as little as 10.000 eur you could have an open plan dream kitchen. The new property owners have an option to buy private underground parking space for 20.000 euros Perfect as a permanent home, holiday home or an investment property for holiday rentals. Its rented out most of the time, it has great rental income, due to its perfect location. It has the tourist license. Presently holiday rented out with. All papers are ready for completion. This is a reasonable priced property in a HOT location will not be available for too long. A viewing is highly recommended! Penthouse Duplex, Marbella, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 96 m<sup>2</sup>, Terrace 17 m<sup>2</sup>. Setting : Beachfront, Town, Commercial Area, Beachside, Port, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Marina, Close To Marina, Urbanisation. Orientation : East, South East, South, South West. Condition : Excellent. Pool : Communal. Climate Control : Pre Installed A/C. Views : Sea, Mountain, Beach, Country, Panoramic. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Marble Flooring, Near Church. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, 24 Hour Security. Parking : Open, Street, More Than One. Category : Beachfront, Holiday Homes, Investment, Resale.

**Расположение**

- ✓ Первая линия пляжа
- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Порт
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Мраморные полы
- ✓ Возле церкви

**Категория**

- ✓ Первая линия пляжа
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа

**ОРИЕНТАЦИЯ**

- ✓ Восток
- ✓ Юго-восток
- ✓ Юг
- ✓ Юго-запад

**Мебель**

- ✓ Без мебели

**Состояние**

- ✓ Отличное

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный

**Климат-контроль**

- ✓ Пре-установленный

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Пляж
- ✓ Сельская местность
- ✓ Панорамный

**Парковка**

- ✓ Открытая
- ✓ Улица
- ✓ Более чем один