



## Middle Floor Apartment for sale in Marbella, Marbella

499,000 €

Reference: R5299585 Bedrooms: 2 Bathrooms: 1 Build Size: 110m<sup>2</sup> Terrace: 15m<sup>2</sup>





## Costa del Sol, Marbella

Central Marbella apartment within walking distance to the beach

Located in the heart of Marbella, just a short walk from all amenities, shops and restaurants, and only five minutes on foot from the promenade and the beach, this apartment offers a highly sought-after combination of central living, tranquillity and proximity to the sea.

The property is situated in a well-maintained residential building, facing the inner communal area with swimming pool and enjoying east-facing orientation, which provides natural light and a quiet environment away from street noise.

The apartment offers 110 built sqm, very well distributed, comprising two spacious bedrooms, one generous bathroom, a large living room, and a separate kitchen, renovated and in good condition, with an additional practical space ideal for laundry or storage.

One of the key features of the property is its enclosed terrace of approximately 15 sqm, which allows the living space to be extended and enjoyed all year round, adding versatility and brightness to the apartment.

The property is in good overall condition, with updated kitchen and bathroom, and is perfectly habitable as it is. At the same time, it offers excellent potential for further upgrading and value enhancement, including the possibility of optimising the layout or adding a second bathroom.

A solid resale opportunity in one of Marbella's most demanded central locations, ideal as a primary residence, second home or medium-term investment, with all amenities and the beach within walking distance.



## Features:

### Features

Covered Terrace

Lift

Private Terrace

### Setting

Commercial Area

Close To Port

Close To Sea

Close To Shops

Close To Town

Close To Schools

Town

Suburban

Close To Marina

### Furniture

Part Furnished

### Utilities

Electricity

Drinkable Water

### Orientation

East

### Condition

Good

Renovation Required

### Kitchen

Fully Fitted

### Category

Holiday Homes

Resale

### Views

Pool

### Pool

Communal

### Security

Gated Complex