



## Lejlighed i midten etage til salg i Marbella, Marbella

510.000 €

Reference: R5232094   Soveværelser: 3   Badeværelser: 2   Byg Størrelse: 101m<sup>2</sup>   Terrasse: 27m<sup>2</sup>





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## Costa del Sol, Marbella

Discover this luminous, fully exterior apartment in one of Marbella's premier locations, just a two-minute stroll from the iconic Paseo Marítimo and pristine beaches like Playa de la Fontanilla, surrounded by essential amenities: supermarkets (including Mercadona and Corte Inglés), banks, bus stops, and the newly inaugurated health centre. This central spot in the Golden Mile area offers the perfect blend of seaside tranquillity and urban convenience, with easy access to Puerto Banús' glamorous marina (10 minutes away), world-class golf courses, international schools, and the A-7 for swift trips to Málaga Airport. In a market where Marbella property prices have risen 15% year-on-year in 2025, driven by surging demand for luxury coastal homes, this residence promises strong investment potential with rental yields averaging 6-11% in prime zones. Spanning 101 m<sup>2</sup> of built space (74 m<sup>2</sup> interior + 27 m<sup>2</sup> enclosed terrace) on the third floor with convenient lift access, this south, east, and west-facing gem is flooded with natural light and boasts a versatile layout: an entrance hall, two bedrooms (one with enclosed terrace), a reformed bathroom, a toilet, a fully equipped kitchen, a spacious living-dining room, and a divided terrace that can be converted into an additional room (currently an office). All rooms feature fitted wardrobes and electric radiator heating, with the living room offering hot/cold air conditioning. A city gas boiler provides hot water, with the option for gas heating installation. The building includes a communal swimming pool, physical concierge, and video surveillance, plus the possibility to rent a garage space and storage within the premises. Ready for immediate occupancy or lucrative rentals in Marbella's thriving 2025 market—where central apartments like this see high demand and appreciation—this property is a rare find for families or investors. Contact us today to arrange a viewing!



## Funktioner:

### Funktioner

Dækket terrasse  
Elevator  
I nærheden af transport  
Privat terrasse  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Wifi  
I nærheden af kirken  
Fiberoptik  
Adgang for mennesker med reduceret mobilitet

### Synspunkter

Have  
Pool  
Urban  
Gade

### Pool

Kommunal

### Have

Kommunal

### Orientering

Øst  
Syd  
Vest

### Indstilling

Kommercielt område  
Strandside  
Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på skoler  
Beachfront  
By  
Tæt på marina

### Møbel

Valgfri

### Sikkerhed

Gated kompleks  
24 timers sikkerhed

### Klimakontrol

Aircondition

### Tilstand

God

### Køkken

Fuldt monteret

### Parkering

Gade