



# Ground Floor Apartment for sale in Marbella House, Marbella

849,000 €

Reference: R5236963 Bedrooms: 3 Bathrooms: 2 Build Size: 133m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Marbella

### Apartment for Sale in Marbella House – Beachside Living in the Heart of Marbella

Located in Marbella House, one of the most prestigious and sought-after residential complexes in Marbella, this elegant duplex apartment offers an exceptional lifestyle just steps from the beach and the iconic promenade. Renowned for its impeccable maintenance, lush surroundings, and first-class facilities, Marbella House is a benchmark for quality living in the town centre.

#### Prime Location

Set right in the heart of Marbella, next to the beach and the Paseo Marítimo promenade, the property enjoys immediate access to restaurants, shops, services, and leisure areas—everything within walking distance, a rare luxury in Marbella.

#### Exclusive Community Facilities

Residents benefit from a secure and resort-style environment featuring:

Tropical landscaped gardens

Large outdoor swimming pool with lifeguard service

24-hour concierge and security

Fully equipped gym and sauna

Paddle tennis courts

Squash court, adding unique value to the complex

#### Property Details

Built area: 163.29 m<sup>2</sup> (according to land registry)

Terrace: 29.60 m<sup>2</sup>

Distribution: Duplex-style

Orientation: Bright interiors with excellent natural light

#### Layout by Floors:

##### Ground Floor:

Spacious and sunny terrace

Living-dining area with fireplace

Fully fitted kitchen

Guest toilet

##### Upper Floor:

Two double bedrooms

Two full en-suite bathrooms

#### Additional Features:

Multifunctional space ideal as a home office, playroom, home gym, or third bedroom

Well-balanced layout designed for comfort and privacy

Garage space and storage room included

Ideal As...



A permanent residence, luxury holiday home, or high-end rental investment, thanks to its unbeatable location, full-service community, and generous interior spaces.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Paddle Tennis

### Views

Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

West  
South West

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone  
Safe

### Category

Investment

### Climate Control

Air Conditioning

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground