



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

340.000 €

Reference: R5241808   Soveværelser: 3   Badeværelser: 1   Byg Størrelse: 83m<sup>2</sup>





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## Costa del Sol, Marbella

Imagine awakening each morning to breathtaking 180° panoramic views blending the vibrant cityscape of Marbella, majestic mountains, and a glimpse of the shimmering Mediterranean Sea. This 80 m<sup>2</sup>+ apartment, with its privileged central location just 300 metres from the golden sands of Playa de la Fontanilla and the bustling urban centre, offers an unbeatable blend of convenience and potential. Positioned near the new Marbella Municipal Stadium—currently under renovation to become a 10,000-seat UEFA Category 4 venue by 2026-2027—and the Teatro Ciudad de Marbella (a 480-seat cultural hub hosting theatre, music, dance, flamenco, and opera at Plaza Ramón Martínez), it's surrounded by essential amenities: bus stops right at the door, supermarkets and schools just 25 metres away, plus easy A-7 access for trips to Puerto Banús or Málaga Airport. In a market where Marbella apartments have seen 15% price growth in 2025, this property promises strong investment value with average yields of 6-11% for rentals. Boasting high 2.7m ceilings for an airy feel, this south, east, and west-facing second-floor residence (with lift access) is flooded with natural light and features a practical layout: an entrance hall, two bedrooms with fitted wardrobes, one bathroom, an independent kitchen, a spacious living-dining room, and a 12 m<sup>2</sup> terrace ideal for relaxation. While it requires some modernisation (no gotelé walls, metallic structure allowing for industrial-style exposed beams), it offers immense potential—easily convertible to three bedrooms and two full bathrooms. We have renovation plans to inspire your vision, transforming this into a contemporary haven. This second-hand property in excellent structural condition is ready for your personal touch—don't miss this infinite possibility in an unsurpassable location. Contact us today to arrange a viewing!



## Funktioner:

### Funktioner

Dækket terrasse

Elevator

I nærheden af transport

Privat terrasse

Monterede garderobereskabe

Værktøjsrum

Restaurant på stedet

I nærheden af kirken

### Indstilling

Kommercielt område

Strandside

Tæt på golf

Tæt på havn

Tæt på havet

Tæt på butikker

Tæt på skoler

By

Tæt på marina

### Køkken

Fuldt monteret

### Orientering

Øst

Vest

### Tilstand

God

### Parkering

Gade

### Synspunkter

Bjerg

Panoramisk

Land

Have

Gårdsplads

Urban

Gade

### Møbel

Valgfri