

**Ref.-ID: MIBGR4739299**

**Marbella**

**Apartment**

**Community: 1,440 EUR / year IBI: 320 EUR / year**

**Rubbish: 70 EUR / year**



An absolutely charming 1 bedroom middle floor apartment with sea views, located within walking distance of the centre of Marbella. The apartment was reformed around 3 years ago. As you enter the apartment you have a modern kitchen to the left and a nicely refurbished bathroom to the right. In front of you is the living room which leads onto the terrace. The patio doors extend the full width of the room, filling the living room with light and allowing open views to the sea. To the left of the living room is the master bedroom, again with sea views. The terrace off the living room is south east facing; however, there is also a west facing terraced area opposite the main door of the apartment (that is included in the title deeds) for the afternoon sun. The dimensions in the Escritura are 70,62m2 including the balcony (approx 6m2) and the west facing terraced area. The property has a CNIU certificate, recently issued by the town hall. This is an excellent investment and you might be able to create a small second bedroom from the kitchen. The building has a communal parking within a gated area and lift access to the apartment. The communal swimming pool is in front of the building, within its own gated gardens. Running costs are very reasonable. The location is ideal and you are a mere 10 minutes walk from the town. A perfect property for someone wanting a holiday home, it is also idea for residents. Details are correct to the best of our knowledge but subject to legal confirmation.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Views**

- ✓ Sea
- ✓ Panoramic

**Garden**

- ✓ Communal

**Orientation**

- ✓ South East
- ✓ West
- ✓ North West

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Communal

**Pool**

- ✓ Communal

**Kitchen**

- ✓ Fully Fitted



















