

**Ref.-ID: MIBGR4771204**

**Marbella**

**Apartment**

**Community: 1,200 EUR / year**

**IBI: 300 EUR / year**



Discover your perfect Marbella retreat! This charming studio offers a unique living experience with its frontline beach location in an exclusive urbanisation of La Fontanilla. With a fully equipped kitchen and bathroom, this studio has been designed to maximise every inch, providing you with comfort and functionality. Imagine waking up every morning and enjoying your coffee on a private terrace, taking in the breathtaking views of the Mediterranean Sea. The development has a magnificent swimming pool, perfect for relaxing and enjoying the sun. You will also be just a few steps away from La Fontanilla beach, one of the most prestigious and popular beaches in Marbella. Although the studio is in need of a little renovation, this gives you the opportunity to personalise it to your own taste. Live surrounded by first class amenities, renowned restaurants and exclusive shops, all within walking distance. This studio is not only an ideal place to live, but also an excellent investment for holiday rentals, given its privileged location. Don't miss the opportunity to have your own paradise in Marbella, contact us today to arrange a viewing and fall in love with your new beachfront home! In compliance with the decree of the Junta de Andalucía 218-2005 of the 11th of October, we inform our clients that the notary, registry and I.T.P. costs are not included in the price. We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, as the case may be, based on the provisions of Decree 218/05 of 11th October which regulates the Regulations on Consumer Information in the sale and rental of homes in Andalusia.

**Setting**

- ✓ Beachfront
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Climate Control**

- ✓ Central Heating

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Beachfront

**Orientation**

- ✓ South West

**Views**

- ✓ Sea
- ✓ Garden

**Garden**

- ✓ Communal

**Condition**

- ✓ Good

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace

**Parking**

- ✓ Underground

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Utilities**

- ✓ Electricity







































*Luna de plata, carita de sal.  
Un castillo de piedra, las olitas de la mar.  
¡Ay! Marbella marinera,  
yo no sé lo que me das.*

Andrés Benítez. Carna a 200



