



## Middle Floor Apartment for sale in Marbella, Marbella

399,000 €

Reference: R5359300 Bedrooms: 2 Bathrooms: 1 Build Size: 77m<sup>2</sup> Terrace: 8m<sup>2</sup>





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## Costa del Sol, Marbella

Are you looking for an immediate return on investment or a contemporary retreat in the heart of Marbella? This bright 74 m<sup>2</sup> apartment is not just a property; it is a strategic opportunity. Recently refurbished with a minimalist and functional design, it is ready to move into or to be used for tourist accommodation from day one (valid tourist licence).

### WHAT MAKES THIS PROPERTY UNIQUE:

**Postcard Views:** Enjoy unforgettable sunsets over the Old Town, with the Mediterranean Sea and the iconic Concha beach as a backdrop.

**Endless Natural Light:** Thanks to its south-east facing position, every corner of the property is flooded with natural light, enhancing its open-plan design.

**Designer Refurbishment:** 2 bedrooms with fitted wardrobes, a premium-style bathroom and a modern, fully equipped kitchen with a separate utility area.

**Total Comfort:** Air conditioning, fibre optic broadband and a building with a lift.

**STRATEGIC LOCATION (Everything within walking distance):** Forget the car. It is just a stone's throw from the beach, the seafront promenade and the historic charm of the Old Town. Surrounded by top-class amenities (Ochoa Hospital, schools, supermarkets) and with direct access to the AP-7 motorway.

**ADDED VALUE (Future Appreciation):** Situated next to the future Shopping District project and the new Marbella Stadium, which will feature a hotel and 1,000 parking spaces. An investment with guaranteed growth in the short term.



## Features:

### Features

Covered Terrace

Lift

Private Terrace

### Condition

Excellent

### Security

Gated Complex

### Orientation

West

### Furniture

Fully Furnished

### Parking

Street

### Setting

Town

### Kitchen

Fully Fitted