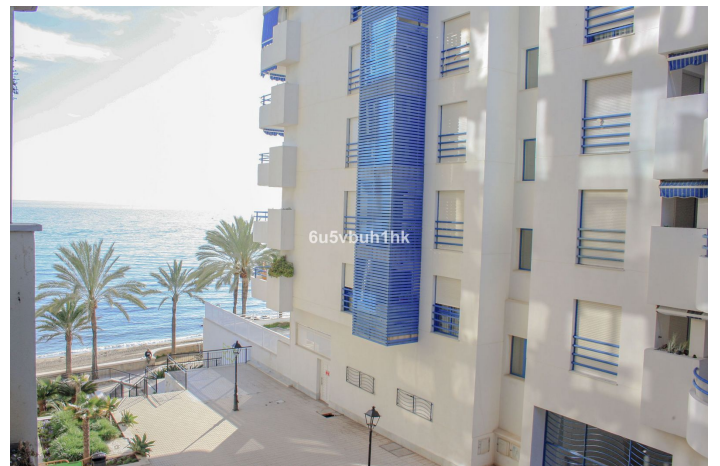


## Ground Floor Apartment for sale in Marbella

450,000 €

Reference: R4938559 Bedrooms: 1 Bathrooms: 1 Build Size: 71m<sup>2</sup>



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## Costa del Sol, Marbella (town)

This charming apartment, located in a prime location right on the promenade and the beach, is the perfect choice for those seeking comfort, sea views, and a Mediterranean lifestyle. Property Features The apartment offers side views of the sea and includes:

- 1 spacious main bedroom.
- A small office, ideal for remote work or additional storage.
- Independent kitchen, practical and functional.
- Bright and well-distributed living-dining room.
- Modern full bathroom.
- Semi-enclosed terrace to enjoy the weather and the views.

Exclusive Common Areas

- Swimming pools with sea views:
  - o One located on the rooftop, offering spectacular panoramic views.
  - o Another on the ground floor, perfect for relaxation.
- Two elevators, ensuring accessibility for all residents.

Building Condition

- Currently undergoing rehabilitation, with the façade being painted white, improving its appearance and increasing its value.

Additional Advantages

- Free of encumbrances: A secure purchase with no legal concerns.
- Practical lifestyle: Located next to all amenities, allowing you to enjoy everything Marbella offers without needing a car. This apartment is an exceptional opportunity for those seeking a vacation home by the sea or for investors interested in a strategic and highly valuable location.

Why Buy This Apartment? ???? Prime Location: Frontline beach and promenade, with all services just steps away. ???? Views & Outdoor Spaces: Semi-enclosed terrace with side sea views, a panoramic rooftop pool, and another on the ground floor overlooking the sea and promenade. ???? Comfortable Layout: 1 bedroom, office space, independent kitchen, and bright living-dining room. ???? Great Investment: High-value area, ideal for vacation rentals or permanent residence. ???? Renovated Building: Façade under renovation, two swimming pools, and elevators for added convenience. \* Car-Free Lifestyle: Perfect for enjoying Marbella on foot. ???? Contact us for more information or to schedule a viewing!

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
Restaurant On Site

### Pool

Communal  
Private

### Views

Sea  
Urban

### Furniture

Not Furnished

### Setting

Beachside  
Close To Port  
Close To Shops