



## Ground Floor Apartment for sale in Marbella

559,000 €

Reference: R5139961 Bedrooms: 4 Build Size: 138m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Marbella (town)

Spacious Duplex ground floor with Renovation Potential in Xarblanca, Marbella This charming Duplex ground floor, located in the popular residential area of Xarblanca in Marbella, offers an excellent opportunity for families, investors, or anyone looking for a second home on the Costa del Sol. The property features 139 m<sup>2</sup> of built space plus a generous 30 m<sup>2</sup> terrace, and is distributed over multiple levels with four bedrooms, two bathrooms, and a guest toilet. Bright and spacious, the home has great potential for renovation to suit your personal taste and needs. Situated in a quiet and well-kept gated community, residents benefit from access to a communal swimming pool and beautifully maintained gardens – ideal for enjoying the Mediterranean lifestyle. Conveniently located close to schools, shops, public transport, and Marbella's city center, this property combines comfort, space, and location with the opportunity to create your ideal home.



**Features:**

**Features**

Covered Terrace  
Private Terrace  
Fitted Wardrobes

**Views**

Pool  
Urban

**Pool**

Communal

**Security**

Gated Complex

**CO2 Emission Rating**

E

**Orientation**

South

**Setting**

Close To Shops  
Close To Schools  
Close To Town

**Furniture**

Optional

**Parking**

Covered

**Climate Control**

Fireplace

**Condition**

Renovation Required

**Garden**

Communal

**Energy Rating**

E