

# Lägenhet till salu i Marbella

590 000 €

Referens: R4763500 Sovrum: 2 Badrum: 2 Bygga: 118m<sup>2</sup> Terrass: 4m<sup>2</sup>





## Costa del Sol, Marbella (town)

PLEASE NOTE: the furnished photos give an impression, the apartment is currently empty.

- In the heart of Marbella
- 200 meters (3 minute walk) to the beach!
- 2 (possibly 3) bedroom top floor apartment
- Renovation project

This spacious 2 bedroom top floor apartment is located in the very heart of Marbella. You'll be at both the beach and the marina within an easy 3 minute walk! Within a pleasant 10 minute walk you'll also find yourself at the famous Plaza de los Naranjos for a drink or lunch.

The apartment is located on the top floor of a 5 story building and can be reached by a lift. It is a renovation / investment project with plenty of options. For instance, you can enlarge the terrace over the entire front of the apartment (it has been enclosed by the previous owners) and change the layout to add another bedroom. Originally, the apartment was a 3 bedroom apartment.

Currently the apartment consists of a very large living / dining area, 2 bedrooms, 2 bathrooms (one of which is ensuite) and a 4 m2 covered terrace from which you can catch a glimpse of the sea. It has 24 hour security, air conditioning, electric blinds, fibre optic internet and it comes with a storage room and a private underground parking space – a luxury in the centre of Marbella!

Good to know: the apartment has a licencia de primera ocupación (LPO - first occupancy licence) as well.

Do you want a spacious apartment in the heart of Marbella that you can adjust to your own taste and requirements? Then book your viewing today!

The Listing agent for itself and as agent for the vendor gives notice that:

1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
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10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
11. Amounts quoted are exclusive of Tax if applicable.



## Funktioner:

### Funktioner

Täckat terrass  
Hiss  
Nära transport  
Privat terrass  
Förvarings rum  
Eget badrum  
Monterade garderober  
Wifi

### Fiberoptisk

### Miljö

Försäljningsområde  
Strandkant  
Nära hamnen  
Nära havet  
Nära butiker  
Nära skolor  
Stad  
Nära marina

### Kök

Delvis monterad

### Verktyg

Elektricitet  
Dricksvatten

### CO2 -utsläppsgradering

E

### Klimatkontroll

Luftkonditionering

### Skick

Rättvis  
Renovering krävs  
Restaurering krävs

### säkerhet

24 timmars säkerhet  
Elektriska persienner

### Kategori

Investering  
Återförsäljning

### Åsikter

Hav  
Gata  
Urban

### möbel

Inte möblerad

### Parkering

Underjordisk

### Energikär

E