

**Middle Floor Apartment for sale in Marbella, Marbella****499,000 €**Reference: R5299585   Bedrooms: 2   Bathrooms: 1   Build Size: 110m<sup>2</sup>   Terrace: 15m<sup>2</sup>



## Costa del Sol, Marbella

Central Marbella apartment within walking distance to the beach

Located in the heart of Marbella, just a short walk from all amenities, shops and restaurants, and only five minutes on foot from the promenade and the beach, this apartment offers a highly sought-after combination of central living, tranquillity and proximity to the sea.

The property is situated in a well-maintained residential building, facing the inner communal area with swimming pool and enjoying east-facing orientation, which provides natural light and a quiet environment away from street noise.

The apartment offers 110 built sqm, very well distributed, comprising two spacious bedrooms, one generous bathroom, a large living room, and a separate kitchen, renovated and in good condition, with an additional practical space ideal for laundry or storage.

One of the key features of the property is its enclosed terrace of approximately 15 sqm, which allows the living space to be extended and enjoyed all year round, adding versatility and brightness to the apartment.

The property is in good overall condition, with updated kitchen and bathroom, and is perfectly habitable as it is. At the same time, it offers excellent potential for further upgrading and value enhancement, including the possibility of optimising the layout or adding a second bathroom.

A solid resale opportunity in one of Marbella's most demanded central locations, ideal as a primary residence, second home or medium-term investment, with all amenities and the beach within walking distance.

**Features:**

Features	Orientation	Views
Covered Terrace	East	Pool
Lift		
Private Terrace		
Setting	Condition	Pool
Commercial Area	Good	Communal
Close To Port	Renovation Required	
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Town		
Suburban		
Close To Marina		
Furniture	Kitchen	Security
Part Furnished	Fully Fitted	Gated Complex
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Resale	