

## Top Floor Apartment for sale in Marbella, Marbella

**590,000 €**

Reference: R4763500 Bedrooms: 2 Bathrooms: 2 Build Size: 118m<sup>2</sup> Terrace: 4m<sup>2</sup>



## Costa del Sol, Marbella

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!

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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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11. Amounts quoted are exclusive of Tax if applicable.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Fiber Optic

### Setting

Commercial Area  
Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Kitchen

Partially Fitted

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Climate Control

Air Conditioning

### Condition

Fair  
Renovation Required  
Restoration Required

### Security

24 Hour Security  
Electric Blinds

### Category

Investment  
Resale

### Views

Sea  
Urban  
Street

### Furniture

Not Furnished

### Parking

Underground

### Energy Rating

E