



## ONE-BEDROOM APARTMENT IN THE CENTRE OF MARBELLA

Marbella, Málaga, España

**395.000 €**



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### The essentials

**Area: 67 m<sup>2</sup>**

**Bedrooms: 1 bed**

**CEE: En Trámite**

**Category: Apartamento, Apartment**

**Lot size: 64 m<sup>2</sup>**

**Bathrooms: 1 bath**

**Status: Excellent**

**ID property: P1092V**

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Terrace, Vistas a la ciudad, Wooden floor

### GREAT OPPORTUNITY IN MARBELLA CENTER: RENOVATED ONE-BEDROOM APARTMENT WITH TERRACE AND PRIME LOCATION

Fortuny Hogares Únicos presents for sale this magnificent renovated one-bedroom apartment in Marbella, featuring 64 m<sup>2</sup> of usable space and a 10 m<sup>2</sup> terrace. Located in the heart of Marbella Center, just a few minutes' walk from Faro Beach and the Historic Old Town, it is ideal as a permanent residence or as an investment in one of the most sought-after areas of the Costa del Sol.

### Location

Situated in the heart of Marbella Center, this apartment is in one of the city's most desirable and vibrant areas, where Mediterranean lifestyle meets urban convenience. The surrounding area offers all types of services: supermarkets, shops, restaurants, pharmacies, and international schools. The iconic Avenida Ricardo Soriano, Marbella's Historic Quarter, and Faro Beach are all within a short walking distance, offering a vibrant cultural, commercial, and gastronomic scene. A world-famous Puerto Banús is approximately 15 minutes away by car, featuring luxury boutiques, yacht clubs, and lively nightlife. The property is well-connected via public transport and main highway access, making this location an exceptional opportunity to live with style, comfort, and the true essence of the Costa del Sol.

### Layout

The apartment is north-facing. It consists of a total built area of 67 m<sup>2</sup>, with 64 m<sup>2</sup> of net internal area and a 10 m<sup>2</sup> terrace. The layout includes a spacious living-dining room with access to the terrace overlooking the city, an open-plan American kitchen, and a bedroom with fitted wardrobes and terrace access. It also features a full bathroom with a walk-in shower.

### Qualities

The property has been fully renovated with excellent finishes. Key features include wooden flooring, double-glazed windows, split air conditioning in the living room and bedroom, and two Samsung televisions. It boasts custom-made furniture crafted from premium materials such as wood and stone. The designer kitchen is fully furnished and equipped with top-brand appliances.

### Common Areas

The building is equipped with an elevator and is fully adapted for people with reduced mobility.

### Legal Notice

Energy certificates are currently being processed. In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11th, consumers are informed that the indicated price does not include expenses derived from the purchase of the property according to current laws (ITP - Property Transfer Tax, notary fees, and in the case of new builds, VAT).

### Contact Us

For more information, please do not hesitate to contact us. At Fortuny Hogares Únicos, we will be delighted to assist you.

