



## TWO-BEDROOM APARTMENT IN MARBELLA

Marbella, Málaga, España

**700.000 €**



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**The essentials**

<b>Area:</b> 100 m <sup>2</sup>	<b>Lot size:</b> 92 m <sup>2</sup>
<b>Bedrooms:</b> 2 beds	<b>Bathrooms:</b> 2 baths
<b>Garage:</b> 1	<b>Storage room:</b> 1
<b>CEE:</b> En Trámite	<b>Status:</b> Excellent
<b>Category:</b> Apartment	<b>ID property:</b> P1089V
<b>Year built:</b> 2019	

## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Double glazed windows, Elevator, Furnished, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Storage room, Terrace, Vistas a la ciudad

### ELEGANT AND MODERN TWO-BEDROOM APARTMENT WITH TERRACE, PARKING SPACE AND STORAGE ROOM IN THE HEART OF MARBELLA

Fortuny Hogares Únicos presents this elegant and modern two-bedroom apartment with a terrace, parking space and storage room, located in the centre of Marbella.

## Location

The property is located in one of the most central and sought-after areas of Marbella, within a well-established urban setting and just a few minutes from the Promenade and the beach. The area offers an excellent quality of life thanks to its wide range of services, including supermarkets, boutiques, pharmacies, medical centres, gyms and a diverse gastronomic scene with renowned restaurants and charming cafés. In addition, there are nearby public transport links and excellent connections to the main access roads, allowing easy travel both within Marbella and to other areas of the Costa del Sol.

## Layout

The apartment is east-facing and has a total built area of 100 m<sup>2</sup>. It is distributed into an entrance hall leading to a spacious and bright living-dining room with a modern and timeless design, offering direct access to a pleasant 4 m<sup>2</sup> terrace with urban views. The independent kitchen is fully furnished and equipped with appliances. A hallway leads to the sleeping area, which comprises two bedrooms with built-in wardrobes. The master bedroom features an en-suite bathroom, while a second full bathroom serves the rest of the property.

## Qualities

Built in 2019, the property boasts excellent quality finishes. Notable features include porcelain stoneware flooring, ducted air conditioning, white lacquered interior doors, double-glazed windows ensuring optimal thermal and acoustic insulation, and a fully equipped kitchen with appliances.

## Communal Areas

The building is equipped with a lift, providing comfort and accessibility. A parking space and a storage room are included in the price.

## Legal Notice

Energy certificates are currently in process. In compliance with Andalusian Regional Decree 218/2005 of 11 October, consumers are informed that the price indicated does not include expenses derived from the purchase of the property in accordance with current legislation (Property Transfer Tax, notary fees and, in the case of new-build properties, VAT).

## Contact Us

For further information about this apartment in Marbella, please do not hesitate to contact us. We will be delighted to assist you.

