



## Ground Floor Apartment for sale in Marbella, Marbella

559.000 €

Reference: R5154883 Bedrooms: 4 Bathrooms: 3 Build Size: 138m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Marbella

Spacious Duplex ground floor with Renovation Potential in Xarblanca, Marbella This charming Duplex ground floor, located in the popular residential area of Xarblanca in Marbella, offers an excellent opportunity for families, investors, or anyone looking for a second home on the Costa del Sol. The property features 139 m<sup>2</sup> of built space plus a generous 30 m<sup>2</sup> terrace, and is distributed over multiple levels with four bedrooms, two bathrooms, and a guest toilet. Bright and spacious, the home has great potential for renovation to suit your personal taste and needs. Situated in a quiet and well-kept gated community, residents benefit from access to a communal swimming pool and beautifully maintained gardens – ideal for enjoying the Mediterranean lifestyle. Conveniently located close to schools, shops, public transport, and Marbella's city center, this property combines comfort, space, and location with the opportunity to create your ideal home.



## Features:

### Özellikler

Kapalı teras  
Özel teras  
Takılmış gardıroplar

### Görüşler

Havuz  
Kentsel

### Havuz

Ortak  
Güvenlik

Kapılı kompleks  
CO2 Emisyon Derecesi  
E

### Oryantasyon

Güney

### Ayar

Dükkanlara Yakın  
Şehre yakın  
Okullara yakın

### Mobilya

İsteğe bağlı  
Otopark  
Özel

### İklim kontrolü

Şömine

### Durum

Yenileme Gerekli

### Bahçe

Ortak  
Enerji derecesi  
E