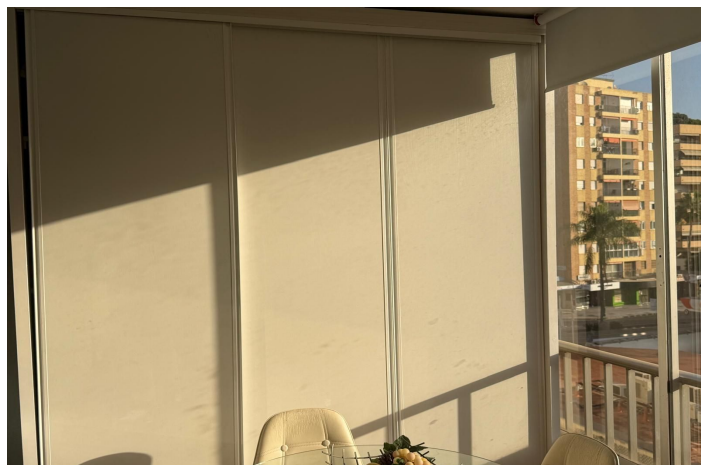




## Mellanlägenhet till salu i Marbella, Marbella

510 000 €

Referens: R5232094   Sovrum: 3   Badrum: 2   Bygga: 101m<sup>2</sup>   Terrass: 27m<sup>2</sup>





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## Costa del Sol, Marbella

Discover this luminous, fully exterior apartment in one of Marbella's premier locations, just a two-minute stroll from the iconic Paseo Marítimo and pristine beaches like Playa de la Fontanilla, surrounded by essential amenities: supermarkets (including Mercadona and Corte Inglés), banks, bus stops, and the newly inaugurated health centre. This central spot in the Golden Mile area offers the perfect blend of seaside tranquillity and urban convenience, with easy access to Puerto Banús' glamorous marina (10 minutes away), world-class golf courses, international schools, and the A-7 for swift trips to Málaga Airport. In a market where Marbella property prices have risen 15% year-on-year in 2025, driven by surging demand for luxury coastal homes, this residence promises strong investment potential with rental yields averaging 6-11% in prime zones. Spanning 101 m<sup>2</sup> of built space (74 m<sup>2</sup> interior + 27 m<sup>2</sup> enclosed terrace) on the third floor with convenient lift access, this south, east, and west-facing gem is flooded with natural light and boasts a versatile layout: an entrance hall, two bedrooms (one with enclosed terrace), a reformed bathroom, a toilet, a fully equipped kitchen, a spacious living-dining room, and a divided terrace that can be converted into an additional room (currently an office). All rooms feature fitted wardrobes and electric radiator heating, with the living room offering hot/cold air conditioning. A city gas boiler provides hot water, with the option for gas heating installation. The building includes a communal swimming pool, physical concierge, and video surveillance, plus the possibility to rent a garage space and storage within the premises. Ready for immediate occupancy or lucrative rentals in Marbella's thriving 2025 market—where central apartments like this see high demand and appreciation—this property is a rare find for families or investors. Contact us today to arrange a viewing!



## Funktioner:

### Drag

Täcktt terrass

Lyfta

Nära transport

Privat terrass

Badrum

Marmorgolv

Dubbelglas

Monterade garderober

Wifi

Nära kyrkan

Fiberoptisk

Tillgång för personer med minskad  
rörlighet

### Åsikter

Trädgård

Slå samman

Urban

Gata

### Orientering

Österut

Söder

Väst

### Klimatkontroll

Luftkonditionering

### Miljö

Handelsområde

Strandkant

Nära golf

Nära hamnen

Urbanisering

Nära havet

Nära butiker

Nära skolor

Strandkant

Stad

Nära marina

### Möbler

Frivillig

### Säkerhet

Gated complex

24 timmars säkerhet

### Skick

Bra

### Slå samman

Gemensam

### Trädgård

Gemensam

### Kök

Fullmonterad

### Parkering

Gata