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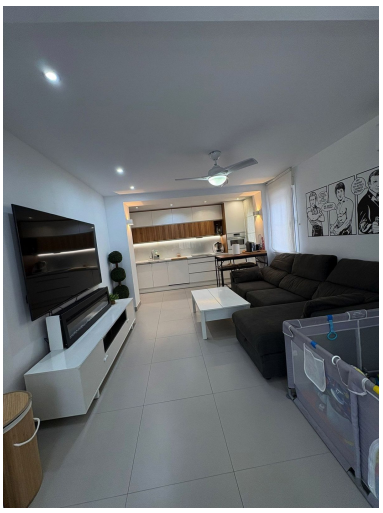
Apartment in Marbella

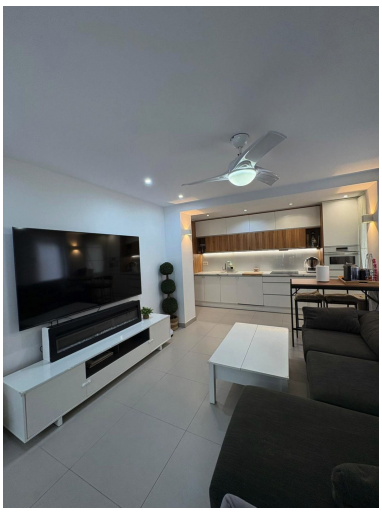
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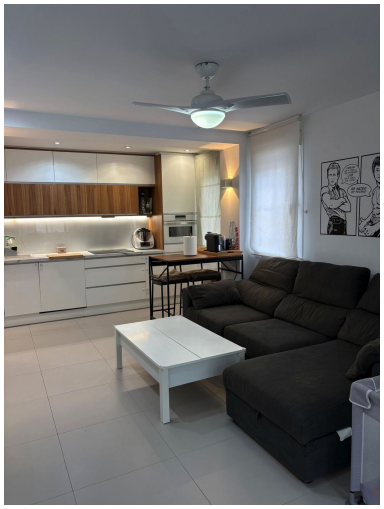


Bedrooms: 2
Bathrooms: 2
M² Build size: 110
Price: 360,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an unparalleled offering of accessible luxury in the heart of Marbella with this stunning, fully renovated and exquisitely furnished ground-floor apartment. Nestled on the prestigious Avenida Cánovas del Castillo, within an exclusive and tranquil residential enclave in central Marbella, this property redefines sophisticated living on the sun-drenched Costa del Sol, in the south of Spain. Meticulously designed and spanning an impressive 110 m², this residence (known locally as "bajo exterior") provides an exceptional blend of modern elegance and thoughtful functionality, making it a sublime sanctuary or a highly desirable holiday retreat. Its intelligent adaptation for wheelchair users, featuring wide doors, level access throughout, and a suite of mobility-friendly enhancements, ensures effortless comfort and independence without compromising on style. Bathed in an abundance of natural light thanks to its ideal north-south orientation, the apartment offers a bright, airy, and serene atmosphere, perfectly positioned in one of Marbella's most coveted areas, renowned for its upscale residences, immediate proximity to pristine beaches, and a vibrant yet peaceful ambiance.

Marbella itself is a jewel of the Mediterranean, a world-class destination that attracts discerning individuals seeking an unrivalled lifestyle. From the golden sands of its renowned beaches and the glamorous marina of Puerto Banús to the charming cobblestone streets of its historic Old Town, Marbella offers a rich tapestry of experiences. The region boasts an enviable microclimate with over 320 days of sunshine annually, a vibrant international community, exceptional gastronomy, high-end shopping on the iconic Golden Mile, and championship golf courses. This apartment's location provides the ultimate convenience, just a leisurely 10-minute stroll from the glistening shores and the scenic Paseo Marítimo, inviting residents to embrace the quintessential Mediterranean lifestyle. Furthermore, easy access to Marbella's historic centre, cultural parks like Alameda and Constitución, and a comprehensive array of amenities including gourmet supermarkets, acclaimed restaurants, and financial institutions, ensures every need is met with effortless grace. Excellent connectivity positions Puerto Banús a mere 5-minute drive away, while Málaga Airport, offering international connections, is comfortably reached within 45 minutes, seamlessly blending residential peace with unparalleled urban and coastal convenience.

The interior of this magnificent home reflects a commitment to both aesthetic beauty and practical living. The spacious, adapted layout includes two generously proportioned en-suite bedrooms, each thoughtfully appointed with elegant built-in wardrobes, offering ample storage and a sense of refined order. The two modern bathrooms are designed with high-quality finishes and fixtures, creating spa-like environments for relaxation and rejuvenation. Throughout the apartment, full air conditioning ensures year-round comfort, providing both heating and cooling to suit any season. The living areas flow harmoniously, creating an inviting space for relaxation and entertaining, illuminated by natural light that enhances the contemporary design and neutral palette. The fully equipped kitchen, a testament to modern efficiency and style, awaits culinary adventures, ready to cater to daily meals or more elaborate gatherings. Every detail, from the choice of materials to the thoughtful spatial planning, underscores a dedication to an elevated living experience.

One of the apartment's most charming features is its private terrace, an idyllic outdoor extension of the living space. Designed for seamless integration with the indoors, it boasts a unique fully openable and foldable railing system, allowing the boundaries between inside and out to blur, inviting the gentle Mediterranean breezes and the soothing sounds of nature into your home. From this vantage point, enjoy glimpses of the shimmering sea, a constant reminder of your proximity to the coast, creating a perfect backdrop for morning coffee, alfresco dining, or simply unwinding under the Spanish sun. This adaptable outdoor area enhances the property's allure, providing a versatile space for enjoyment and tranquility.

Beyond its intrinsic beauty and accessibility, this property offers remarkable practical advantages. A communal parking space is included, a valuable commodity in central Marbella, providing convenience and peace of mind. Perhaps most remarkably, the community fees are exceptionally low at just €90 per month, which even includes water consumption – a rare and significant financial benefit in such a prestigious and central location. The building itself is well-maintained and features an elevator, ensuring easy and convenient access for all residents despite the ground-floor location. Being offered fully furnished and equipped, this residence is truly ready to move into, eliminating the complexities and costs associated with furnishing a new home. This meticulous attention to detail and practical considerations significantly enhances the property's appeal, offering a truly hassle-free transition into luxury living.

This versatile property represents a fantastic opportunity for those seeking accessible living without compromise, or for savvy investors looking for a high-potential asset. Marbella's enduring popularity, coupled with the unique features of this wheelchair-adapted, fully renovated, and centrally located apartment, guarantees strong rental potential in a consistently high-demand market. It's more than just a home; it's an investment in a lifestyle of ease, luxury, and accessibility in one of the world's most desirable locations. Whether as a permanent residence, a seasonal escape, or a valuable addition to an investment portfolio, this property stands out as a unique and exceptional offering.

Embrace the opportunity to own a piece of Marbella's accessible luxury. Contact Luxury Realty today to arrange a private viewing and experience firsthand the sophistication, comfort, and unparalleled location of this remarkable residence. Don't miss the chance to secure your dream lifestyle on the Costa del Sol.

Features:

None, Air conditioning, Private garden, Lift, None, Parking