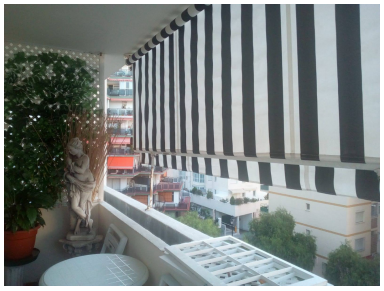
Apartment in Marbella

Reference: R5494561

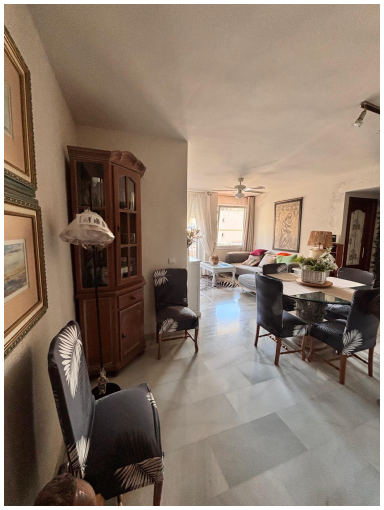


Bedrooms: 3	Bathrooms: 3	M² Build size: 122	Price: 850,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size: 122

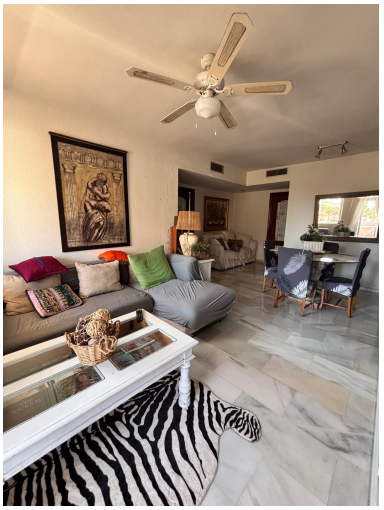












Overview:

Luxury Realty is proud to present an exceptional opportunity to acquire a sophisticated urban apartment, perfectly situated in the vibrant heart of Marbella, a jewel of the Costa del Sol in Southern Spain. This distinguished property offers an unparalleled blend of prime location, elegant living, and significant investment potential, making it a truly desirable asset for discerning buyers.

Nestled just 200 metres from the sparkling Mediterranean Sea, this meticulously designed apartment provides 110 square metres of generous interior living space, thoughtfully configured to maximise comfort and style. Complementing the internal area is a delightful 10 square metre covered terrace, offering a private outdoor sanctuary. Its enviable south-facing orientation ensures that the entire residence is bathed in glorious natural light from dawn till dusk, creating a warm, inviting, and luminous atmosphere throughout the day.

Prime Location: The Epitome of Marbella Living

The location of this apartment is, without doubt, one of its most compelling attributes. Positioned in the very epicentre of Marbella, residents enjoy immediate and effortless access to the city's most coveted amenities. Imagine stepping out of your door and being mere moments away from pristine beaches, where the gentle lapping of waves provides a serene soundtrack. The bustling urban environment offers an eclectic mix of high-end boutiques, traditional Spanish shops, gourmet restaurants, charming cafes, and vibrant nightlife, all within easy walking distance. Furthermore, the property benefits from excellent proximity to reputable international schools, efficient transport links, and the picturesque Marbella port, a hub of maritime activity and exquisite dining. This unparalleled convenience truly encapsulates the essence of luxury living on the Costa del Sol.

Despite its central and dynamic setting, the apartment maintains a remarkable sense of tranquillity. The covered terrace, a peaceful haven, overlooks lush green surroundings, providing a serene backdrop for morning coffees or evening relaxation. This unique combination of urban vibrancy and quiet contemplation offers the best of both worlds, a rare find in such a sought-after location.

Sophisticated Interiors and Modern Comforts

This exquisite home has been maintained in impeccable condition, presenting a 'ready to move into' status that appeals to those seeking immediate occupancy without the need for extensive renovations. The interior boasts a thoughtful layout, featuring three spacious bedrooms and two well-appointed bathrooms, providing ample accommodation for families or guests. Each room exudes an air of understated elegance, enhanced by high-quality finishes and attention to detail.

The heart of the home, a fully equipped kitchen, offers both functionality and style, ready to inspire culinary adventures. Throughout the apartment, residents will appreciate the convenience of fitted wardrobes in the bedrooms, maximising storage and maintaining a sleek aesthetic. The timeless beauty of marble floors flows seamlessly through the living areas, adding a touch of classic luxury while ensuring a cool and comfortable environment, particularly during the warmer months. Individual air conditioning units in each room allow for personalised climate control, guaranteeing comfort year-round. An invaluable addition is the private storage room, providing secure space for personal belongings.

Building Amenities and Panoramic Views

The building itself reflects a commitment to convenience and security. Residents benefit from the ease of access provided by a modern lift, simplifying daily life. For peace of mind, comprehensive security cameras are installed throughout the premises, ensuring a safe and protected living environment. From within the apartment, occupants are treated to captivating partial sea views, a constant reminder of Marbella's coastal allure, complemented by refreshing vistas of the surrounding verdant greenery. These dual perspectives offer a harmonious blend of urban charm and natural beauty, enhancing the overall living experience.

An Unrivalled Investment Opportunity: The Touristic Licence

A particularly compelling feature that elevates this property above others is the existing Touristic Licence. This significant advantage positions the apartment as an exceptionally interesting option for buyers with an eye for investment, offering substantial potential for tourist rental income. For those looking to capitalise on Marbella's enduring popularity as a premier holiday destination in Southern Spain, this licence provides a streamlined path to generating revenue, subject, of course, to applicable regulations and licence conditions. It presents a versatile proposition: a luxurious primary residence, a sophisticated holiday home, or a high-yield rental asset in one of Europe's most desirable locations. This dual functionality underscores its value as a truly intelligent acquisition in the competitive Marbella real estate market.

This property's strategic location seamlessly blends convenient access to the sun-kissed beach with Marbella's established, world-class amenities and its vibrant town centre. Whether envisioned as a permanent residence for those seeking the quintessential Mediterranean lifestyle or as a lucrative property with robust tourism-oriented potential, this apartment offers an exceptional and multifaceted opportunity. It embodies the essence of luxury, convenience, and smart investment, making it a standout offering from Luxury Realty.

Features:

None, Air conditioning, Sea views, Private garden, Lift, None