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MARBELLA

400,000 €

REFERENCE R5494432

Exquisite Marbella Living: A South-Facing Haven on the Costa del Sol

2	1	80 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE









Description

Discover an exceptional opportunity to embrace the quintessential Mediterranean lifestyle with this captivating middle-floor apartment, ideally situated in the heart of Marbella, one of Southern Spain's most coveted destinations. Presented by Luxury Realty, this residence offers an unparalleled blend of comfort, convenience, and elegance, perfectly suited for those seeking a permanent home, a luxurious holiday retreat, or a shrewd investment on the illustrious Costa del Sol.

Marbella, renowned globally for its glamorous marinas, world-class golf courses, pristine beaches, and vibrant cultural scene, provides an idyllic backdrop for this property. This apartment places you at the very nexus of this desirable lifestyle, offering immediate access to everything that makes Marbella so uniquely appealing. From high-end boutiques and gourmet dining experiences to charming local cafes and bustling markets, every convenience is mere moments away, fostering a life of effortless luxury and leisure.

Prime Location and Enviable Southern Exposure

Nestled in a prime beachside location, this apartment offers the dream of coastal living with the sand and sea practically on your doorstep. Imagine morning strolls along the shore or quick dips in the Mediterranean whenever the mood strikes. Beyond the immediate beach access, the property benefits from being within a well-established urbanisation, offering a sense of community and tranquility while remaining intimately connected to the vibrant pulse of Marbella. Its strategic position ensures you are not just close to the sea, but also perfectly positioned to enjoy local shops, essential services, and the lively atmosphere that characterises this part of the Costa del Sol.

One of the most appealing attributes of this residence is its desirable South orientation. This aspect guarantees an abundance of natural sunlight throughout the day, filling the living spaces with warmth and brightness. This optimal orientation not only enhances the apartment's welcoming ambiance but also contributes to energy efficiency, allowing you to savour the glorious Spanish sun from dawn till dusk, whether you are relaxing indoors or enjoying your private outdoor spaces. The constant stream of light creates an uplifting and inviting atmosphere, making every moment spent here feel like a true escape.

Sophisticated Interiors and Modern Comforts

Spanning a generous 80 m² of meticulously designed living space, this middle-floor apartment presents a harmonious blend of functionality and style. The layout comprises two well-proportioned bedrooms, each offering a tranquil sanctuary for rest and relaxation. The thoughtful design ensures privacy and comfort, making them ideal for residents and guests alike. A tastefully appointed bathroom, featuring contemporary fixtures and finishes, serves both bedrooms, providing modern convenience and a touch of understated luxury.

The interior boasts a 'Good' condition, signifying that the property has been diligently maintained and is ready for immediate occupancy, requiring minimal, if any, further investment. The heart of the home, the kitchen, is fully fitted with quality appliances and ample storage, providing a practical and aesthetically pleasing space for culinary pursuits. Whether you’re preparing a quick breakfast or a gourmet dinner, this kitchen is equipped to meet your needs. Furthermore, the apartment is offered part-furnished, providing a flexible canvas for new owners to infuse their personal style while benefiting from essential pieces already in place.

Comfort is paramount, and this apartment is equipped with a comprehensive climate control system, including both hot and cold air conditioning, ensuring a perfect indoor temperature regardless of the season. Double glazing throughout the property contributes to excellent insulation, reducing external noise and enhancing energy efficiency, thereby creating a serene and comfortable living environment. Modern connectivity is also assured with both WiFi and Fiber Optic installations, catering to all your communication and entertainment needs, from remote work to streaming high-definition content seamlessly.

Exclusive Outdoor Living and Community Amenities

Extending the living space outdoors are two distinct private areas: a charming covered terrace and an additional private terrace. These versatile outdoor havens provide idyllic settings for al fresco dining, enjoying a morning coffee, or simply unwinding with a

good book while taking in the pleasant garden views. The verdant outlook from these terraces offers a sense of peace and natural beauty, creating a perfect backdrop for relaxation and entertaining.

Beyond the private confines, residents benefit from access to beautifully maintained communal facilities. The sparkling communal swimming pool serves as a refreshing oasis, perfect for cooling off during warm summer days or enjoying a leisurely swim. Surrounded by lush communal gardens, these outdoor spaces are meticulously cared for, offering picturesque areas for residents to stroll, relax, and socialise within a serene, green environment. The sense of community here is strong, inviting a harmonious lifestyle.

Security and peace of mind are paramount, and this property is situated within a secure gated complex. This exclusive setting provides an enhanced level of privacy and safety, allowing residents to fully relax and enjoy their surroundings without concern. Additionally, the building features a convenient lift and has been designed with accessibility in mind, offering access for people with reduced mobility, ensuring comfort and ease of movement for all residents.

An Unmissable Opportunity in a Prized Location

As a resale property, this apartment offers the distinct advantage of being part of an established community with proven desirability and value. It represents an outstanding opportunity for various buyer profiles: whether you are searching for an exquisite holiday home that promises memorable getaways, a lucrative rental investment in a highly sought-after tourist destination, or a permanent residence that combines luxury with convenience in one of Southern Spain’s most prestigious locales. The blend of its prime Marbella location, south-facing orientation, array of modern features, and access to superb communal amenities makes this property a truly compelling proposition.

Luxury Realty is proud to present this exceptional apartment, a true testament to the sophisticated lifestyle available in Marbella. We invite discerning buyers to experience firsthand the charm, comfort, and unparalleled location of this remarkable home. Embrace the sun-drenched days, the vibrant culture, and the relaxed elegance that only Marbella can offer.

Details

Reference	R5494432	Property Type	Apartment
Status	Sale	Price	400,000 €
Bedrooms	2	Bathrooms	1
Build size	80 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Private garden, Lift, Resale

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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