+34 604 489 646
info@luxury-realty.com
luxury-realty.com



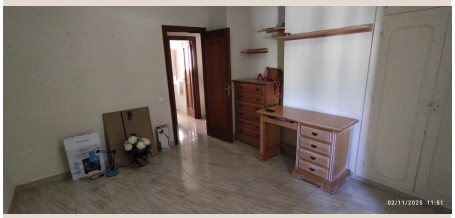
MARBELLA

■■■■■■■■■■■■ ■ Marbella

575 000 €

■■■■■■■■■ R5541385

3	2	104 m²	20 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

Discover this beautiful, spacious apartment in the heart of Marbella, nestled in the vibrant city centre—a prime location blending urban convenience with coastal charm, just a three-minute stroll from the golden sands of Playa de la Fontanilla and the sparkling Mediterranean Sea. This exclusive spot in the Mar de Alborán area places you amidst all essential amenities: supermarkets like El Corte Inglés, banks, bus stops, schools, institutes, and the newly inaugurated health centre, all within easy reach. With swift access to the A-7 motorway for trips to Puerto Banús or Málaga Airport, embrace the authentic Andalusian lifestyle in Marbella's thriving 2025 market, where property prices have risen 15% year-on-year, driven by high demand for central homes averaging €5,258 per sqm. Spanning 104 m² of bright, well-distributed space on the third floor with convenient lift access and desirable south, east, and west orientations for abundant natural light, this fully exterior residence offers a functional layout: a welcoming living-dining room, an independent kitchen, three generous bedrooms with fitted wardrobes, two modern bathrooms, a covered terrace, and a balcony—perfect for al fresco relaxation or entertaining. Additional perks include a shared storage room, enhancing everyday practicality. The building features a communal swimming pool, adding to the appeal for year-round enjoyment. This impeccably maintained property is ready for immediate occupancy or as a savvy investment in a ■high-demand ■area ■with ■strong rental ■potential. ■Whether ■for ■family ■living or ■capitalising ■on Marbella's ■booming ■real estate ■scene, ■this ■is ■a rare gem—contact ■us ■today ■to ■arrange ■a ■viewing!

■■■■■■

■■■■■■■■	R5541385	■■■ ■■■■■■■	■■■■■■■■■■■
■■■■■■	■■■■■■■	■■■■	575 000 €
■■■■■■■	3	■■■■■■	2
■■■■■■■	104 m²	■■■■■■■	–
■■■■■■■	20 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■

■■■■■■■ ■■■, ■■■■, ■■■■■■■■

■■■■■■ ■■■■■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella

■■■■■■■■ ■■■■■■■■■■ ■■■ ■■■■■■■
■■■■■■■■ — ■■■■■ ■■■ ■■ ■■■■■■■■■■.