



## DUPLEX 3 LOŽNICE

📍 Marbesa

**REF# R4827634 – 349.000€**

IBI

900 €/YEAR

Garbage

65 €/YEAR

Community

2400 €/YEAR



3

Ložnice



2

Koupelny



140 m<sup>2</sup>

Built



10 m<sup>2</sup>

Terrace

Welcome to this exclusive duplex flat in Marbesa, a unique location in Marbella, surrounded by the dunes and less than 4 minutes' walk from the beach.

This stylish flat on the fourth floor, offers a spacious living room with a modern, fully equipped open-plan kitchen, a cosy dining room and a nice terrace to enjoy the outdoors. On the lower floor (3th floor) there are 3 bedrooms. The largest even offers space for 4 beds and an extra storage room. The 2 other bedrooms have fitted wardrobes and private terraces that provide natural light. There are also 2 fitted bathrooms, one with a bathtub and one with a walk-in shower.

The communal areas feature a large swimming pool surrounded by beautifully maintained gardens and green areas – perfect for relaxing.

This flat is an excellent investment : it already has a rental licence, walking distance beach, 3 spacious bedrooms



