



## APARTMENT MITTELGESCHOSS MIT 3 SCHLAFZIMMER

📍 Marbella

**REF# R4638904 – 408.000€**

IBI

437 €/JAHR

Müll

34 €/JAHR

Wohngeld

600 €/JAHR



3

Schlafzimmer



1

Bäder



103 m<sup>2</sup>

Built



2 m<sup>2</sup>

Terrace

Discover this charming apartment located in the picturesque old town of Marbella, built in 1985 and situated on the top fourth floor of a building with an elevator.

Key Features:

**West Orientation:** Enjoy evenings filled with natural light and warm sea breezes in this cozy home.

**Ceiling Height of 2.5m:** Spacious areas with a feeling of openness and brightness throughout the residence.

**Functional Layout:** A hallway leads to a spacious 25m<sup>2</sup> living room, perfect for family gatherings or moments of relaxation. Additionally, it features three bedrooms of different sizes (10, 13, and 14m<sup>2</sup>) to suit your needs, a 14m<sup>2</sup> kitchen facing the interior patio, and a complete 6m<sup>2</sup> bathroom.

**Tourist Apartment License:** Additionally, this charming apartment comes with a tourist apartment license, making it an excellent investment for those interested in the vacation rental market

**Nearby Amenities:** With the DIA supermarket just an 11-minute walk away and the CEIP Nuestra Señora del Carmen school a 4-minute walk away, you'll have everything you need within reach.

**Community, Waste, and Property Tax (IBI) Expenses:** Community expenses are €59 per month, waste is €34 per year, and the Property Tax (IBI) is €437 per year.

Don't miss the opportunity to live in this cozy apartment that offers a perfect combination of comfort, prime location, and historical charm. Contact us for more information or to schedule a visit!









