



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 Marbella

**REF# R4362409 – 640.000€**

IBI

1500 €/YEAR

Community

1200 €/YEAR



3  
Beds



2  
Baths



171 m<sup>2</sup>  
Built



35 m<sup>2</sup>  
Terrace

### THE PROPERTY

The 3-bedroom, 2-bathroom apartment in the center of Marbella is an excellent opportunity both for those

looking for a comfortable and well-located home and for those interested in a lucrative investment. With impressive views of the La Concha mountain and the lively Alameda, this place captures the essence of the city.

The location is unbeatable, just a 3-minute walk from the beach, which makes it a dream come true for lovers of the sea. In addition, being in the center of the city, it is surrounded by a wide variety of restaurants, shops, bars and entertainment venues. Residents can enjoy urban living and the convenience of having everything at their fingertips.

Although the apartment needs a reform, this is precisely the opportunity that many investors are looking for. By renovating and modernizing this space, you can increase its value and appeal to the rental market. Given its privileged location, it is likely to be in high demand among tourists and visitors to the city.

With three spacious bedrooms and two bathrooms, this apartment offers comfort and privacy for residents or guests. By carrying out the necessary renovations, you can create a welcoming and attractive environment that will attract potential tenants. The possibility of generating income through rental makes it a promising investment.

In conclusion, this 3-bedroom, 2-bathroom apartment in the center of Marbella, with views of La Concha and the Alameda, just a 3-minute walk from the beach, represents both a comfortable home and a lucrative investment opportunity. Its unbeatable location and its rental potential make it an attractive option for those who want to enjoy life in Marbella or maximize their investments.

## AREA

The center of Marbella is a charming place that perfectly combines sophistication and Andalusian charm. Surrounded by pedestrian streets lined with elegant shops, high-quality restaurants and cozy cafes, the center is the vibrant heart of the city. Here, visitors can enjoy a mix of exclusive commerce and authentic Spanish culture.

The promenade is another outstanding attraction in Marbella. Stretching for kilometers along the coast, it offers impressive views of the Mediterranean Sea and is perfect for long walks or relaxing moments in front of the sea. Full of beach bars, bars and terraces, it is the ideal place to taste traditional seafood dishes and enjoy the sea breeze.

The historic center of Marbella is a true treasure. Its narrow cobbled streets, whitewashed houses with flowery balconies and the emblematic Plaza de los Naranjos are a testament to the city's Moorish past. Here, visitors can browse artisan shops, discover historic churches, and enjoy authentic Andalusian architecture.

In summary, the center of Marbella, the promenade and the old town are three fascinating areas that offer a unique combination of sophistication, natural beauty and traditional charm. Whether enjoying the exclusive shops in the center, strolling along the promenade or getting lost in the picturesque streets of the old town, visitors will be immersed in the authentic essence of Marbella.









