



## MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Marbella

**REF# R4639756 – 849.000€**

IBI

1233 €/YEAR

Garbage

66 €/YEAR

Community

2172 €/YEAR



2

Beds



2

Baths



142 m<sup>2</sup>

Built



23 m<sup>2</sup>

Terrace

Fantastic sea front apartment in Marbella, in one of the best buildings in the city, Puerta de Marbella. This apartment has 142 m<sup>2</sup> built, distributed in large living room with spectacular sea views, terrace of more than 20 m<sup>2</sup> facing the Mediterranean Sea, 2 bedrooms, the master bedroom with en suite bathroom and

access to the terrace; and the second one, with access to a large balcony with nice mountain views. The independent kitchen has access to the balcony and a covered clothesline. The property is very bright, with south facing and includes a closed garage space, which serves as a garage and storage room.

The Puerta de Marbella building, where this property is located, is one of the most emblematic in Marbella, in which besides being in front of the seafront promenade, you can enjoy a magnificent swimming pool with gardens. Built in the 90s, it stands out for its fantastic location, just three minutes walk from the Plaza de los Naranjos, one minute from the fishing port and its magnificent fish restaurants, surrounded by the best beach bars in Marbella and with all services within a radius of one hundred metres.

Marbella is one of the cities with the best leisure and dining options on the European continent, thanks to its gastronomic diversity, ranging from tapas bars to Michelin-starred establishments, such as Messina or Skina restaurants, both located just a few metres from the property. In addition, there is a wide variety of golf courses all along the coast as well as the famous Puerto Banús just a 10-minute drive away.



