



## TOP FLOOR APARTMENT WITH 2 BEDROOMS

📍 Marbella

**REF# R4763500 – 590.000€**

IBI  
1015 €/YEAR

Community  
1440 €/YEAR



2  
Beds



2  
Baths



118 m<sup>2</sup>  
Built



4 m<sup>2</sup>  
Terrace

PLEASE NOTE: the furnished photos give an impression, the apartment is currently empty.

• In the heart of Marbella

- 200 meters (3 minute walk) to the beach!
- 2 (possibly 3) bedroom top floor apartment
- Renovation project

This spacious 2 bedroom top floor apartment is located in the very heart of Marbella. You'll be at both the beach and the marina within an easy 3 minute walk! Within a pleasant 10 minute walk you'll also find yourself at the famous Plaza de los Naranjos for a drink or lunch.

The apartment is located on the top floor of a 5 story building and can be reached by a lift. It is a renovation / investment project with plenty of options. For instance, you can enlarge the terrace over the entire front of the apartment (it has been enclosed by the previous owners) and change the layout to add another bedroom. Originally, the apartment was a 3 bedroom apartment.

Currently the apartment consists of a very large living / dining area, 2 bedrooms, 2 bathrooms (one of which is ensuite) and a 4 m2 covered terrace from which you can catch a glimpse of the sea. It has 24 hour security, air conditioning, electric blinds, fibre optic internet and it comes with a storage room and a private underground parking space – a luxury in the centre of Marbella!

Good to know: the apartment has a licencia de primera ocupación (LPO – first occupancy licence) as well.

Do you want a spacious apartment in the heart of Marbella that you can adjust to your own taste and requirements? Then book your viewing today!

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