



# Tussenverdieping Appartement te koop in Marbella, Marbella

639.000 €

Referentie: R5283316 Slaapkamers: 3 Badkamers: 1 Perceelgrootte: 165m<sup>2</sup>





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## Costa del Sol, Marbella

Located in the heart of Marbella's Old Town and just 300 meters from the beach, this spacious property offers all the charm of traditional Andalusian architecture with excellent renovation potential.

Situated on a first floor with west-facing orientation, the apartment boasts 165 m2, including three generous bedrooms, a full bathroom, a large independent kitchen, and a bright and spacious living room, ideal for creating a warm, modern home while preserving its original character.

Set in a charming building with only three family residences (one per floor), the home features classic Andalusian balconies adorned with flowers, giving it a unique and picturesque appeal. Additionally, it includes a private interior patio.

While the property does require renovation, we've prepared concept renders to help you envision its full potential. Its prime location means you're just steps from supermarkets, schools, restaurants, and all central amenities — and best of all, the beach is only a 3-minute walk away.

A unique opportunity for those looking to live or invest in a vibrant area full of history, character, and unbeatable convenience.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

BRF



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## Kenmerken:

### Extra's

Overdekt terras

Houten vloeren

### Meubilering

Gedeeltelijk gemeubileerd

### CO2 Emission Rating

E

### Zonorientatie

West

### Keuken

Volledig ingerichte keuken

### Huidige Staat

Goede conditie

### Energiebeoordeling

E