

# INTERMOBILIARIA



## Apartamento en Marbella – 3 habitaciones – 1 baños

Hab.	<b>3</b>	Bathrooms	<b>1</b>	Const.	<b>103m2</b>	Terraza	<b>2m2</b>
<b>R4638904</b>	<b>property</b>	<b>Marbella</b>	<b>408.000€</b>				

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!

Double Glazing  
Lift

Double Glazing  
Near Transport

Fitted Wardrobes  
Private Terrace