



## Ground Floor Apartment for sale in Marbella, Marbella Central

849,000 €

Reference: R5236963   Bedrooms: 3   Bathrooms: 2   Build Size: 133m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Marbella

Apartment located in the prestigious residential complex Marbella House, one of the most sought-after developments in the area thanks to its extensive facilities and impeccable maintenance. It boasts a privileged location next to the beach and the promenade, right in the heart of Marbella.

The community offers a unique environment with tropical gardens, a large outdoor swimming pool with lifeguard, 24-hour concierge and security services, as well as a spacious and fully equipped gym, sauna, and paddle tennis courts. Additionally, it features a squash court, adding exceptional value and an exclusive lifestyle to the property.

With 163.29 m<sup>2</sup> according to the property registry and a 29.60 m<sup>2</sup> terrace, this home stands out for its spaciousness, natural brightness, and a layout designed for maximum comfort.

### Layout by Floors

#### → Ground Floor:

- Sunny and spacious terrace
- Living-dining room with fireplace
- Kitchen
- Guest toilet

#### → Upper Floor:

- Two double bedrooms, each with its own full en-suite bathroom

### Additional Features

- 1 multifunctional space, ideal as an office, playroom, home gym, or third bedroom
- Duplex-style distribution

Includes Garage and Storage Room



## Features:

Features	Orientation	Climate Control
Covered Terrace	West	Air Conditioning
Lift	South West	
Near Transport		
Private Terrace		
Storage Room		
24 Hour Reception		
Fitted Wardrobes		
WiFi		
Paddle Tennis		
Views	Setting	Condition
Street	Commercial Area	Recently Renovated
	Beachside	
	Close To Golf	
	Close To Port	
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	
	Alarm System	
	Entry Phone	
	Safe	
Utilities	Category	
Electricity	Investment	
Drinkable Water		
Telephone		