



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

**325,000 €**

Reference: R5252887   Bedrooms: 3   Bathrooms: 2   Build Size: 90m<sup>2</sup>   Terrace: 10m<sup>2</sup>





## Costa del Sol, Marbella

We present a property with outstanding potential in one of Marbella's most sought-after locations, less than a one-minute walk from the beach and surrounded by all essential services. This prime setting makes it an excellent opportunity both as a home and as an investment. The apartment offers 91 m<sup>2</sup> of built area, currently distributed into 3 bedrooms and 2 bathrooms, providing great flexibility for a full renovation and the possibility to create a modern, open-plan living space tailored to your style. Its south-west orientation ensures plenty of natural light throughout the day and beautiful afternoon sun. The building features communal swimming pools and landscaped gardens, perfect for enjoying Marbella's Mediterranean lifestyle. The property also includes a storage room, a valuable asset in the city centre, and adapted access for people with reduced mobility. Key features:

- Less than 5 minute walk to the beach
- Prime central Marbella location
- 3 bedrooms and 2 bathrooms
- 91 m<sup>2</sup> built
- Excellent renovation potential
- South-west orientation
- Communal swimming pools and gardens
- Storage room included
- All amenities within walking distance: shops, restaurants, banks, promenade

A rare opportunity to acquire a property with great upside in one of Marbella's best locations. Ideal for investors, a second home, or a bespoke renovation project in the heart of the city.



## Features:

Orientation	Views	Setting
South West	Street	Commercial Area
		Close To Sea
		Close To Shops
		Close To Town
		Close To Schools
		Town
Condition	Pool	Furniture
Renovation Required	Communal	Not Furnished
Restoration Required		
Kitchen	Garden	Security
Partially Fitted	Communal	Entry Phone
Utilities	Category	
Telephone	Investment	
Gas		