



## MIDDLE FLOOR APARTMENT 4 BEDROOMS 1 BATHROOM IN MARBELLA

 Marbella

REF# R5512915    565.000 €

BEDS

4

BATHS

1

BUILT

97 m<sup>2</sup>

A Versatile 95 m<sup>2</sup> Space in the Centre of Marbella – Two Minutes from the Beach

High demand, low supply, and a short walk to the sand: a strategic opportunity in one of the parts of Marbella Centro where space is scarce and value per square metre is strong.

On the third floor of a building with a lift, on a quiet street, this 95 m<sup>2</sup> property is laid out as four rooms plus a main living area and a bathroom. The plan is flexible — for redistribution, for professional use, or for residential living.

It works well as offices (law, architecture, medical practice, administration) for anyone who needs a representative address in the urban and commercial core. It also suits a permanent home for those who want the centre with every service on the doorstep, or a renovation project aimed at long-term or corporate rental yield.

All urban services, public transport, banks and restaurants are around you. Parking can be rented in a nearby car park. Community fees include water.

A versatile asset where location, size and limited supply support steady value over time.

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Viewing ?highly ?recommended.

