



MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN MARBELLA

 Marbella

REF# R5372515 460.000 €

BEDS

2

BATHS

1

BUILT

75 m²

Bright and charming apartment by the sea – Marbella seafront promenade

2-Bedroom Beachfront Apartment with Terrace

Discover your beach home!

Apart from the great location on Paseo Marítimo, the surrounding area is undergoing an important modernization and update. The new design of the Lighthouse area in 2025, its park and surroundings, and the coming modernization of the port are without any doubt contributing to positive changes for the area.

This bright and renovated corner 2-bedroom apartment offers stunning natural light and views from the balcony, along with the perfect coastal lifestyle. The spacious and bright open-plan living area is perfect for entertaining, with plenty of room for a large lounge and dining area.

The beaches are right across the street, and the marina, beach bars, restaurants, and shops are all within

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walking distance of everything you need for your daily life. It's also just a 7-10 minute walk to the charming Old Town with its late 16th-century buildings, such as Plaza de Los Naranjos. Strolls along the seafront promenade will lead you to a multitude of restaurants, beach bars, and renowned hotels.

Located just steps from the sandy shores, this gem features:

- Spacious living: an open-concept design with abundant natural light.
- Private balcony: Enjoy your morning coffee or sunsets with stunning sea views.
- Modern kitchen and bathrooms: renovated with a contemporary design.
- Resort-style amenities: three sparkling swimming pools in the community for relaxation.
- Security and convenience: 24-hour security ensures peace of mind.

Whether you're looking for a serene retreat or vibrant beachfront living, this apartment is the perfect combination of lifestyle and coastal convenience. Don't miss this rare opportunity to live just steps from the beach and marina in Marbella!

Contact us for more information and to arrange a viewing!

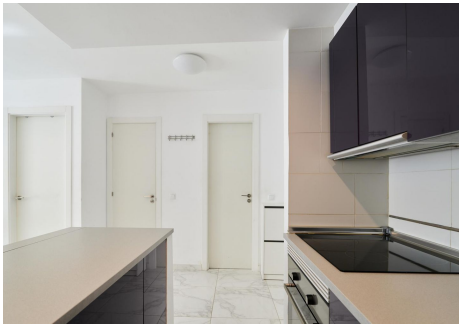
A summary information document is available upon request.

Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426/1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost for the buyer: €48.500 (+10%) This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are borne by the seller. ACH



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