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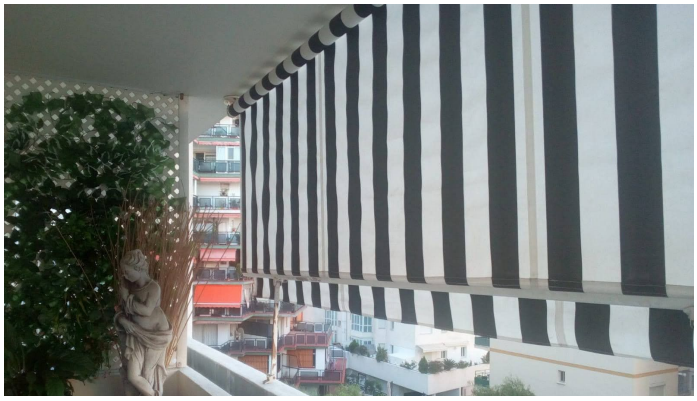


R5494561

Marbella

REF# R5494561 850.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
3	3	122 m²	122 m²	10 m²

Located in the heart of Marbella, this 3-bedroom, 2-bathroom apartment offers 110 m² of interior space plus a 10 m² covered terrace, just 200 metres from the sea and within easy reach of the city's shops, restaurants, schools, transport links and port.

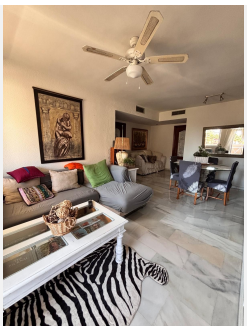
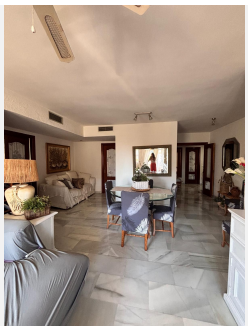
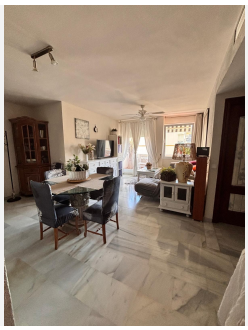
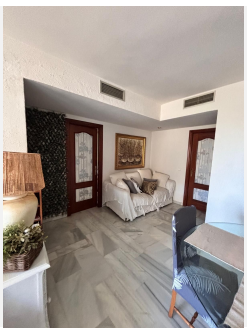
The apartment enjoys a desirable south-facing orientation and is filled with natural light throughout the day. The covered terrace overlooks green surroundings, providing a pleasant outdoor space and a sense of tranquillity despite the central location. The property is maintained in good condition and is ready to move into.

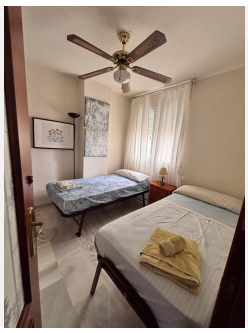
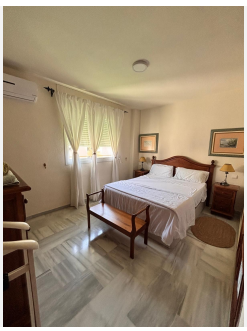
The home features a fully equipped kitchen, fitted wardrobes, marble floors, individual air conditioning and a private storage room. The building has a lift and security cameras, while the apartment also benefits from partial sea views and views towards the surrounding greenery.

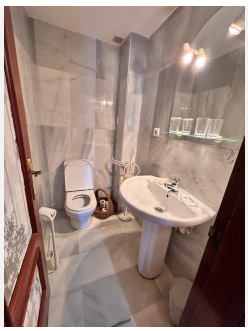
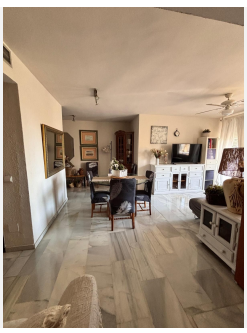
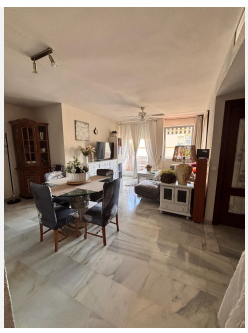
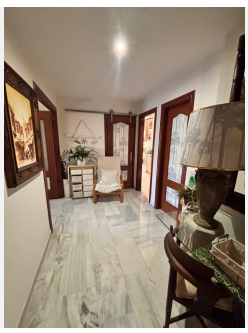
A particularly important feature is the existing Touristic Licence, making this property an interesting option for buyers looking for a home in central Marbella with the potential for tourist rental, subject to the applicable

regulations and licence conditions.

Its ?location ?combines ?convenient ?access ?to the ?beach with Marbella's ?established amenities ?and vibrant ?town ?centre, making it ?suitable both ?as a residence ?and ?as ?a ?property ?with ?tourism-oriented ?potential.

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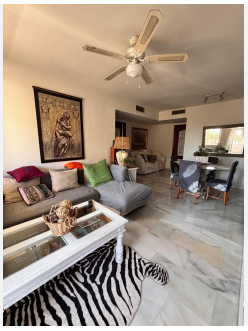

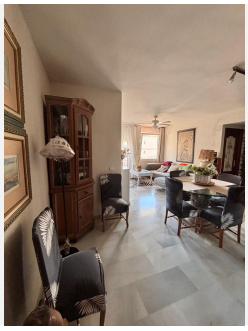

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