



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN MARBELLA

 Marbella

REF# R5311873    349.000 €

BEDS

3

BATHS

2

BUILT

109 m<sup>2</sup>

TERRACE

8 m<sup>2</sup>

### Mid-Floor Apartment – Marbella Town Centre

Located in the very heart of Marbella, on the sought-after Calle Calvario, this well-maintained mid-floor apartment offers 3 bedrooms and 2 bathrooms. An ideal property for those wishing to reside centrally, within walking distance of shops, restaurants, schools, and all the amenities Marbella town has to offer.

The building was constructed in the 1990s, featuring solid construction and a traditional architectural style characteristic of this well-established central neighbourhood. The apartment forms part of a quiet, gated community with communal gardens and lift access.

### Layout and Features

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## ESTATES

With a built area of 109 m<sup>2</sup> and an approximately 8 m<sup>2</sup> terrace, the property presents a comfortable and practical layout. The living and dining area is spacious and filled with natural light thanks to its east-facing orientation, allowing for pleasant morning sunshine. From the lounge, there is direct access to the covered terrace overlooking the garden and inner courtyard — a peaceful retreat in the midst of the city.

The property features:

3 generously sized bedrooms

2 bathrooms (one en-suite)

Fully fitted kitchen

Built-in wardrobes

Lift access

Covered terrace

Electric shutters

Intercom system

The apartment is offered fully furnished (optional), making it ready for immediate occupation. It is perfectly suited as a primary residence, holiday home, or investment opportunity.

Location is undoubtedly one of the property's strongest assets. Calle Calvario is conveniently positioned close to:

Marbella town centre

Shops and supermarkets

Schools

Public transport

Several golf courses in the surrounding area

Here, you enjoy the convenience of city living while benefiting from the tranquillity and privacy within the residential complex.

Street parking (uncovered) is available.

A highly attractive opportunity for those seeking comfortable living in Marbella's centre, with every amenity within easy reach.

Middle Floor Apartment, Marbella, Costa del Sol.

3 Bedrooms, 2 Bathrooms, Built 109 m<sup>2</sup>, Terrace 8 m<sup>2</sup>.

Setting : Town, Close To Golf, Close To Shops, Close To Town, Close To Schools.

Orientation : East.

Condition : Good.

Views : Garden, Courtyard.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Ensuite Bathroom.

Furniture : Fully Furnished, Optional.

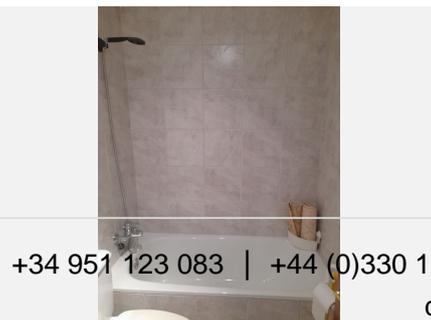
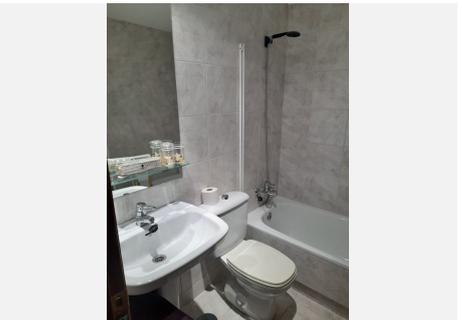
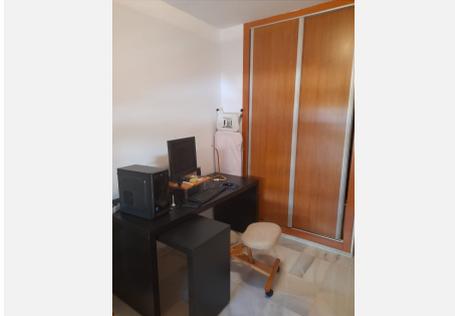
Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, Electric Blinds, Entry Phone.

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Parking : Open, Street.



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ESTATES

