

# ALL IN

real estates



## Middle Floor Apartment in Marbella

Bedrooms **2** Bathrooms **2** Built **120m2** Terrace **25m2**

**R4930072**

**Middle Floor  
Apartment**

**Marbella**

**575.000€**

Spacious 2-Bedroom, 2-Bathroom Apartment with Sea Views in a TOP LOCATION Marbella PROMENADE This impressive 120 m<sup>2</sup> apartment is located in the highly sought-after beachfront development of Marbell Center, directly on the promenade of Marbella. Offering the ideal blend of comfort, convenience, and stunning views, it is perfectly situated close to a wide range of amenities, making it an exceptional option for those seeking a vibrant, active lifestyle by the sea. Whether you're into daily sports activities or simply enjoying the beauty of the beach, this location has it all. The apartment, which was originally two separate one-bedroom units, has been thoughtfully combined into a spacious 2-bedroom, 2-bathroom home. It features an open-plan kitchen and a small storage area, offering a contemporary and flexible living space that can easily adapt to your needs. The layout is perfect for modern living, with ample natural light and a welcoming atmosphere. One of the highlights of this property is the covered 25 m<sup>2</sup> terrace, which is south/west-facing and offers fantastic views over the sea and the lush greenery of nearby trees. It's the perfect spot to relax, dine, or enjoy the beautiful Marbella sunsets. The community itself offers a host of premium amenities, including a rooftop bar open during the high season, ideal for relaxing with a cocktail while enjoying breathtaking panoramic views of the sea, mountains, and city. Additionally, residents have access to a beautiful pool area, also boasting 360-degree vistas.

Excitingly, a new commercial center is currently being developed within the same building, offering a variety of shops, restaurants, and other amenities, making it even more convenient for residents. The building also benefits from an underground garage, where parking spaces are available for rent on a monthly basis, ensuring practical and easy parking for both residents and guests. This property has been successfully operating as a rental business for the past 7 years, generating excellent returns. It is being sold fully furnished and "key ready," meaning it's ready to start generating income immediately for the new owner. With its prime location, modern amenities, exciting upcoming commercial development, and excellent rental history, this apartment offers an outstanding investment opportunity or the perfect home for those seeking the Marbella lifestyle.

Covered Terrace  
Ensuite Bathroom  
Lift  
Private Terrace  
Solarium

Covered Terrace  
Fiber Optic  
Marble Flooring  
Restaurant On Site  
Utility Room

Double Glazing  
Fitted Wardrobes  
Near Transport  
Satellite TV