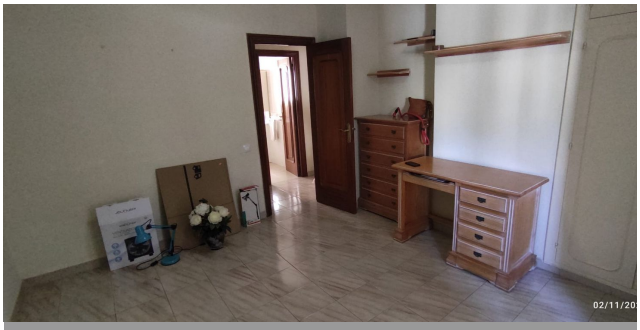
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Middle Floor Apartment in Marbella

Bedrooms	**3**	Bathrooms	**2**	Built	**104m2**	Terrace	**20m2**

R5541385	**Middle Floor Apartment**	**Marbella**	**575.000€**

Discover this beautiful, spacious apartment in the heart of Marbella, nestled in the vibrant city centre—a prime location blending urban convenience with coastal charm, just a three-minute stroll from the golden sands of Playa de la Fontanilla and the sparkling Mediterranean Sea. This exclusive spot in the Mar de Alborán area places you amidst all essential amenities: supermarkets like El Corte Inglés, banks, bus stops, schools, institutes, and the newly inaugurated health centre, all within easy reach. With swift access to the A-7 motorway for trips to Puerto Banús or Málaga Airport, embrace the authentic Andalusian lifestyle in Marbella's thriving 2025 market, where property prices have risen 15% year-on-year, driven by high demand for central homes averaging €5,258 per sqm. Spanning 104 m² of bright, well-distributed space on the third floor with convenient lift access and desirable south, east, and west orientations for abundant natural light, this fully exterior residence offers a functional layout: a welcoming living-dining room, an independent kitchen, three generous bedrooms with fitted wardrobes, two modern bathrooms, a covered terrace, and a balcony—perfect for al fresco relaxation or entertaining. Additional perks include a shared storage room, enhancing everyday practicality. The building features a communal swimming pool, adding to the appeal for year-round enjoyment. This impeccably maintained property is ready for immediate occupancy or as a savvy investment in a ?high-demand ?area ?with

?strong ?rental potential. Whether ?for ?family living or capitalising on ?Marbella's booming ?real estate ?scene, ?this is a rare ?gem—contact ?us ?today ?to ?arrange ?a ?viewing!

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Near Church
Near Transport	Private Terrace	Restaurant On Site
Storage Room		