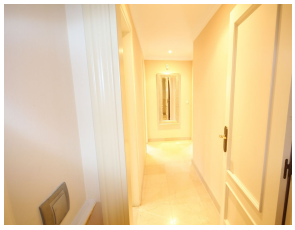
ALL IN
real estates





Ground Floor Apartment in Marbella

Bedrooms	3	Bathrooms	2	Built	136m2	Terrace	34m2

R5549584	Ground Floor Apartment	Marbella	1.150.000€

Exclusive listing. Three-Bedroom Apartment in Gran Ducado, Marbella's Golden Mile Ideally located in the sought-after Gran Ducado community on Marbella's Golden Mile, this spacious three-bedroom apartment offers an excellent opportunity to enjoy one of Marbella's most established and desirable residential areas. Within easy walking distance of both Marbella town centre and the Golden Mile's renowned restaurants, cafés and beachside venues, the location offers a particularly appealing balance of convenience and residential tranquillity. Playa de Casablanca and popular beachfront destinations such as Trocadero Playa are just a five-to-seven-minute walk away, making it easy to enjoy the best of coastal living without relying on a car. Situated on the ground floor, the apartment features a generous living and dining area opening directly onto an impressive 34m² private terrace. This provides a natural extension of the living space, ideal for outdoor dining, entertaining or simply enjoying the relaxed pace of life that makes this part of Marbella so popular. The accommodation comprises a spacious separate kitchen, a large master bedroom with en-suite bathroom, two further generous double bedrooms and a family bathroom. Gran Ducado is a fully gated community with controlled access, underground parking and lift access to the residential floors. The apartment is presented in excellent condition and is sold fully furnished, including a private underground parking space and separate storage room. An excellent choice as a

permanent ?residence, ?holiday ?home ?or ?investment, combining generous ?interior ?space, a substantial private terrace ?and a ?prime Golden ?Mile ?location within comfortable walking ?distance ?of ?Marbella ?centre ?and ?the ?beach.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Lift	Marble Flooring	Near Transport
Private Terrace	Storage Room	WiFi