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Top Floor Apartment in Marbella

Bedrooms	2	Bathrooms	2	Built	78m2	Terrace	0m2

R5554687 **Top Floor Apartment** **Marbella** **550.000€**

Magnificent two-bedroom, two-bathroom apartment, completely renovated and located in one of the quietest and most sought-after residential areas in the centre of Marbella. A property that combines design, elegance and functionality, ideal both as a permanent residence and as a holiday home in a privileged location on the Costa del Sol. The property features a spacious and bright living room with an open-plan kitchen, fitted with prestigious German brand Nolte Küchen cabinetry and NEFF appliances. Its west-facing orientation and elevated position allow plenty of natural light to flood the apartment throughout the day. The master bedroom has a full en-suite bathroom, while the second bedroom benefits from a separate bathroom with a shower, providing comfort and privacy. In compliance with Decree 218/2005, of October 11, which approves the Regulation on Consumer Information in the sale and rental of homes in Andalusia, the client is informed that the applicable notary and registration fees and taxes (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. Its excellent location, just a few metres from the beach and the iconic Parque de la Constitución, means that all amenities are within easy reach, including restaurants, supermarkets, banks, pharmacies and public transport. One of its greatest advantages is its location: you can enjoy the beach, stroll through the historic town centre and access all amenities without needing a car. An excellent opportunity for anyone looking for a renovated, comfortable and well-located home in the heart of Marbella, close to the beach. Electric

awnings and shutters. Insect screens. Double glazing in the master bedroom and bathroom. High-quality wooden flooring and porcelain tiles in the bathrooms and kitchen. In compliance with Decree 218/2005, of October 11, which approves the Regulation on Consumer Information in the sale and rental of homes in Andalusia, the client ?is ?informed ?that ?the ?applicable notary and ?registration ?fees and taxes (ITP or ?VAT + ?AJD) and ?other ?expenses inherent to the ?sale ?are ?not ?included ?in ?the ?price.

Access for people with reduced mobility	Access for people with reduced mobility	Courtesy Bus
Double Glazing	Ensuite Bathroom	Fitted Wardrobes
Near Church	Near Transport	Wood Flooring