+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

## Apartment in Marbella

Reference: R5236936

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| Bedrooms: 3 | Bathrooms: 1 | M²: 80 | Price: 478,000 € |
| Status: Sale | Property Type: Apartment | Parking places: by request | Printing day : 3rd November 2026 |

Overview:Apartment for Sale on Marbella's Iconic Main Avenue – Just Five Minutes' Walk from the Beach! Seize this exceptional opportunity to own a spacious apartment on Marbella's bustling main avenue, nestled in the heart of the Golden Mile – a prestigious stretch renowned for its upscale lifestyle, luxury boutiques, and vibrant cultural scene, blending seamlessly with the historic old town and glamorous Puerto Banús. This prime location places you mere steps from pristine beaches like Playa de la Fontanilla, surrounded by essential amenities: supermarkets, banks, international schools, fine dining, and the newly inaugurated health centre, all within walking distance. With swift access to the A-7 motorway for trips to Málaga Airport, embrace over 300 sunny days a year in a market where central Marbella properties have seen 15% price growth in 2025, driven by high demand and average yields of 6-11% for rentals. Spanning 80 m² of bright, functional space on the third floor with convenient lift access, this south-facing residence boasts elegant marble flooring throughout, a balcony for outdoor relaxation, three generous bedrooms with fitted wardrobes, one modern bathroom, a living-dining room, and a fully equipped kitchen. The private residence features air conditioning, communal gardens, and a swimming pool, enhancing year-round enjoyment in this secure, well-maintained complex. Ideal as a ■family ■home ■or ■investment ■with strong rental potential in ■Marbella's ■thriving 2025 ■market, this ■property promises comfort, convenience, and ■excellent ■returns – contact ■us ■today ■to ■arrange ■a ■viewing!

Features:

Close to beach, None, Close to beach, None, Town, Pool, Air conditioning, Garden, Lift, None, Alarm system, Parking