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## Apartment in Marbella

Reference: R5241808

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| Bedrooms: 2 | Bathrooms: 1 | M²: 83 | Price: 340,000 € |
| Status: Sale | Property Type: Apartment | Parking places: by request | Printing day : 8th November 2026 |

Overview:Rented until February 2027. No visits until then Please be informed that the pictures do not reflect the current state of the property. Imagine awakening each morning to breathtaking 180° panoramic views blending the vibrant cityscape of Marbella, majestic mountains, and a glimpse of the shimmering Mediterranean Sea. This 80 m²+ apartment, with its privileged central location just 300 metres from the golden sands of Playa de la Fontanilla and the bustling urban centre, offers an unbeatable blend of convenience and potential. Positioned near the new Marbella Municipal Stadium—currently under renovation to become a 10,000-seat UEFA Category 4 venue by 2026-2027—and the Teatro Ciudad de Marbella (a 480-seat cultural hub hosting theatre, music, dance, flamenco, and opera at Plaza Ramón Martínez), it's surrounded by essential amenities: bus stops right at the door, supermarkets and schools just 25 metres away, plus easy A-7 access for trips to Puerto Banús or Málaga Airport. In a market where Marbella apartments have seen 15% price growth in 2025, this property promises strong investment value with average yields of 6-11% for rentals. Boasting high 2.7m ceilings for an airy feel, this south, east, and west-facing second-floor residence (with lift access) is flooded with natural light and features a practical layout: an entrance hall, two bedrooms with fitted wardrobes, one bathroom, an independent kitchen, a spacious living-dining room, and a 12 m² terrace ideal for relaxation. While it requires some modernisation (no gotelé walls, metallic structure allowing for industrial-style exposed beams), it offers immense potential—easily convertible to three bedrooms and two full bathrooms. We have renovation plans to inspire your vision, transforming this into a ■contemporary ■haven. This ■second-hand ■property ■in excellent structural condition is ■ready ■for your ■personal touch—don't ■miss this infinite possibility in ■an ■unsurpassable location. Contact ■us ■today ■to ■arrange ■a ■viewing!

Features:

None, Close to beach, None, Mountain views, Garden, Lift, None, Parking