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

Apartment in Marbella

Reference: R5434561

Bedrooms: 2	Bathrooms: 1	M²: 75	Price: 460,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 3rd November 2026

Overview:Renovated, bright and charming apartment facing the beaches and the marina on Marbella's Paseo Marítimo! Prime location with high demand, close to all amenities, restaurants, beach bars, and the beaches along the promenade. A sun-filled home, perfectly designed for modern living. Key Features: *Corner position: Flooded with natural light thanks to its multiple orientations. *Open-plan layout: Seamlessly combines the living room, dining area, and kitchen. *Modern kitchen: Perfect for both everyday living and entertaining. *Layout: One full bathroom plus a convenient guest toilet. *Two bedrooms: Spacious and comfortable. *No wasted space: The floor plan maximizes every square metre. *Work-from-home flexibility: The second bedroom can easily be converted into a home office. *Excellent rental potential: Highly sought after by tenants. Convenience: Southwest-facing terrace, ideal for enjoying a quiet dinner or your morning coffee. Security: 24-hour security for complete peace of mind. 3 swimming pools. This bright corner apartment features a spacious open-plan design that beautifully combines a generous living room with a contemporary dining area and a sleek, integrated kitchen. Thanks to its desirable corner position, large windows allow abundant natural light to fill the apartment throughout the morning and afternoon, creating a bright, airy, and welcoming atmosphere all day long. In addition to its exceptional location on Marbella's Paseo Marítimo, the surrounding area is undergoing significant modernization. The new redevelopment of the Lighthouse area, scheduled for 2025, together with the renovation of the park and surrounding spaces, as well as the future refurbishment of the marina, will undoubtedly enhance the area's appeal and value, making it even more modern and attractive. The charming Old Town is just a 7–10 minute walk away, where you can explore historic late 16th-century buildings, including the famous Plaza de los Naranjos. A stroll along the seafront promenade offers an extensive selection of restaurants, beach bars, and renowned hotels. Whether you are looking for a peaceful retreat or a vibrant beachfront lifestyle, this apartment offers the perfect combination of comfort, lifestyle, and an unbeatable coastal location. Don't miss this unique opportunity to live just steps from the beach and Marbella Marina! Contact us for more information or to arrange a viewing. Estimated costs to be borne by the buyer: The sale is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum standard rate of 7 per cent. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notary and Land Registry fees are governed by the official fee scales (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated cost: between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (if engaged on a voluntary ■basis) ■are ■not ■regulated ■and are estimated at between ■€300 ■and €500. ■The municipal ■capital gains tax (IIVTNU) is ■payable ■by the seller ■(Article ■104 ■of ■the ■TRLRHL). ■ACH

Features:

Air conditioning, Sea views, Lift