



## Ground Floor Apartment for sale in Marbella, Marbella

**849,000 €**

Reference: R5236963 Bedrooms: 3 Bathrooms: 2 Build Size: 133m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Marbella

Apartment located in the prestigious residential complex Marbella House, one of the most sought-after developments in the area thanks to its extensive facilities and impeccable maintenance. It boasts a privileged location next to the beach and the promenade, right in the heart of Marbella.

The community offers a unique environment with tropical gardens, a large outdoor swimming pool with lifeguard, 24-hour concierge and security services, as well as a spacious and fully equipped gym, sauna, and paddle tennis courts. Additionally, it features a squash court, adding exceptional value and an exclusive lifestyle to the property.

With 163.29 m<sup>2</sup> according to the property registry and a 29.60 m<sup>2</sup> terrace, this home stands out for its spaciousness, natural brightness, and a layout designed for maximum comfort.

### Layout by Floors

#### → Ground Floor:

- Sunny and spacious terrace
- Living-dining room with fireplace
- Kitchen
- Guest toilet

#### → Upper Floor:

- Two double bedrooms, each with its own full en-suite bathroom

### Additional Features

- 1 multifunctional space, ideal as an office, playroom, home gym, or third bedroom
- Duplex-style distribution

Includes Garage and Storage Room



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Paddle Tennis

### Views

Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

West  
South West

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone  
Safe

### Category

Investment

### Climate Control

Air Conditioning

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground