



**Property type :** Apartment

**Location :** Marbella

**Bedrooms :** 2

**Bathrooms :** 1

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** North-west

**Views :** garden

**Parking :** 1 underground parking

**House area :** 100 m<sup>2</sup>

- ✓ Close to beach
- ✓ Near golf
- ✓ Walking distance beach
- ✓ Lift
- ✓ White goods

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Central heating
- ✓ Terrace
- ✓ Furnished

- ✓ Close to sea
- ✓ Storage room
- ✓ Satellite dish
- ✓ Solarium
- ✓ Airconditioning



This exclusive luxury flat is located in the prestigious Gran Marbella building. With a constructed area of 100m<sup>2</sup> and a private terrace of 20m<sup>2</sup>, this property offers a comfortable and sophisticated lifestyle, ideal for those looking to enjoy the proximity to the sea and all the amenities the area has to offer. The location is unbeatable, as it is situated beachfront and close to various amenities, public transport, shops, schools and golf courses.

The flat has two spacious bedrooms and one bathroom, providing an ideal space for families or for entertaining guests. The property is presented fully furnished and equipped with a modern designed and fully equipped kitchen and a bright and welcoming living room. The open-plan layout of the kitchen and dining area allows for pleasant moments with family and friends, while the covered terrace offers a perfect space to relax and enjoy the views of the garden and surroundings.

Additional features include individual air-conditioning system, underfloor heating in the bathroom. The building has access to a 24 hour security service, surveillance cameras and a doorman, providing additional peace of mind. In addition, the community has magnificent gardens, a salt water swimming pool and an automatic irrigation system, ideal for enjoying a natural and relaxing environment. The property has 1 parking space, 1 storage room and 1 bicycle storage space.

This luxury flat is not only an excellent option for living, but also a safe investment in one of the most sought after areas of the Costa del Sol. The property has recently been fully renovated, and is sold furnished in excellent condition (brand new), and is ready to move into. Pets are allowed, which makes it an attractive option for everyone. Undoubtedly, a home that combines comfort, security and a privileged environment.

