



## Middle Floor Apartment for sale in The Golden Mile, Marbella

356,000 €

Reference: R5332678 Bedrooms: 1 Bathrooms: 1 Build Size: 66m<sup>2</sup> Terrace: 17m<sup>2</sup>





## Costa del Sol, The Golden Mile

Located in Marbella's exclusive Golden Mile. Approximately a 5-minute walk from the promenade and the beach.

Located between Marbella town and Puerto Banús, about a 15-minute walk from Marbella town center and a 5 minute drive from Puerto Banús.

Large terrace, living room and bedroom overlooking the nice garden and swimming pool.

Apartment of 66 sq.meters built (65 sq. m. habitable according to EEC) and terrace of more than 17 sq. m.

Community fees for the 3 properties: 90€ per month

Property tax (IBI), the 3 properties: 465€ per year

Garbage: 185€ per year

The price includes a 31 sqm parking space for a large car and a spacious 7 sqm storage room with a high ceiling. Direct elevator access.

Gated community with 24 hour security, 4 swimming pools (2 for adults and 2 for children), a large tropical garden with mature trees (19,647 sqm plot), and a children's playground.

Two parking areas are available plus garaje, concierge service. Built in 2004, the apartment's facilities require no renovation. Very quiet community with no traffic noise.

Beautiful 1 double bedroom apartment with 1 four piece bathroom, kitchen, a large terrace with a fully retractable glass curtain, hall, separate laundry area, air conditioning hot and cold, fiber optic internet.

Excellent condition and ready to move in. Features a Natuzzi leather sofa, height-adjustable coffee table, and a double bed with storage underneath.

The glass curtain completely encloses the terrace, and the awning can be fully lowered, providing ample privacy and creating a sofa bed on the terrace.

A car is not necessary. Within a 5-minute walk, you'll find three large supermarkets, a pharmacy, cafes, restaurants, local shops, a bus stop, and a taxi rank.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Fiber Optic  
Near Church  
Access for people with reduced mobility  
Near Mosque

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Energy Rating

E

### Orientation

East

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Reduced  
Investment  
Bargain  
Golf  
Contemporary  
Cheap  
With Planning Permission

### Climate Control

Air Conditioning  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Communal  
Covered

### CO2 Emission Rating

E