HI HOMES

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Middle Floor Apartment for sale in The Golden Mile, Marbella

790,000 €

Reference: R5371831 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 128m^2











Costa del Sol, The Golden Mile

APARTMENT WITH TOURIST LICENCE ON MARBELLA'S GOLDEN MILE

Excellent opportunity in Costa Nagüeles III, one of the most sought-after residential complexes on Marbella's Golden Mile. An ideal property as a permanent residence, holiday home or investment, with the added advantage of having a tourist licence.

The property offers 112 m² of built area plus a spacious 30 m² terrace, perfect for enjoying Marbella's exceptional climate throughout the year.

Located within a well-maintained private residential complex featuring 4 swimming pools, including 2 children's pools, private parking and 24-hour security, providing a comfortable, peaceful and secure environment.

Location is one of the property's main advantages. It is situated just 500 metres from the beach and seafront promenade, and close to some of the Golden Mile's most iconic destinations, including Marbella Club and Puente Romano.

Restaurants, supermarkets and a wide range of services are within easy walking distance, including Lidl, Carrefour and El Corte Inglés El Capricho. There are also convenient public transport connections to Puerto Banús, Marbella town centre, San Pedro de Alcántara, Estepona .

Marbella town centre is approximately a 20-minute walk away, allowing you to enjoy the city without needing a car.

The property currently features parquet flooring, with the original marble flooring preserved underneath, offering the option to easily restore the marble finish.

Key features:
- Tourist licence
- Marbella Golden Mile
- Costa Nagüeles III residential complex
- 112 m² built
- 30 m² terrace
- 4 swimming pools, including 2 children's pools
- Private parking
- 24-hour security
- 500 metres from the beach and seafront promenade
- Close to Marbella Club and Puente Romano
- Approximately 20 minutes' walk from Marbella town centre
- Restaurants, supermarkets and amenities within walking distance
- Community fees: €150/month

An attractive property combining an excellent location, generous outdoor space and a tourist licence, right in the heart of Marbella's Golden Mile.

In compliance with Andalusian Regional Government Decree 218/2005 of 11 October, please note that notary fees, land registry fees, Property Transfer Tax (ITP) and other expenses associated with the purchase are not included in the price.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi

Orientation
West

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Setting
Close To Golf
Urbanisation
Close To Shops
Close To Town
Close To Schools
Close To Forest

Condition
Good

Pool
Communal

Furniture
Not Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex

Parking
Garage