HI HOMES

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Middle Floor Apartment for sale in Marbella, Marbella

690,000 €

Reference: R5495497 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 95m^2 **Terrace:** 15m^2











Costa del Sol, Marbella

Apartment with Sea Views for Sale on Marbella's Golden Mile – Nagüeles

Discover this attractive apartment for sale in Hacienda Los Nagüeles I, ideally located on Marbella's prestigious Golden Mile, one of the most sought-after residential areas on the Costa del Sol. Its excellent location combines the tranquillity of a well-maintained private development with the convenience of having the beach, supermarkets, restaurants, everyday amenities and excellent connections to Marbella town centre and Puerto Banús just minutes away. The property offers 95 m² of built area and is situated on the third floor with lift access, featuring a comfortable and practical layout with two bedrooms and two full bathrooms.

The spacious and bright living and dining area opens directly onto a pleasant terrace of more than 12 m² with sea views, creating the perfect setting for outdoor breakfasts, relaxing in the sunshine or enjoying Marbella's exceptional Mediterranean climate throughout the year. Thanks to its desirable south and west orientation, the apartment benefits from excellent natural light and plenty of sunshine, creating bright and welcoming interiors.

The bedrooms feature fitted wardrobes, while air conditioning and individual hot and cold climate control provide year-round comfort. A generous private garage space suitable for a large vehicle and a spacious storage room are both included in the price, adding valuable convenience and storage capacity. Built in 2000 and presented in good condition, the property forms part of an exclusive residential community offering 24-hour security, beautifully maintained tropical gardens, a communal swimming pool and paddle tennis courts, providing an outstanding setting for permanent living or extended stays in Marbella.

The location is particularly convenient, with the beach less than a 10-minute walk away and Lidl and Carrefour supermarkets approximately five minutes away on foot. The area also benefits from excellent public transport connections to central Marbella and Puerto Banús. Community fees, including the garage space, are approximately €142.48 per month; annual property tax for the apartment is €672.83, with approximately €65 per year for the garage, while the rubbish collection fee is paid in two six-monthly instalments of €115.85 each. An excellent opportunity to acquire a two-bedroom apartment with a sea-view terrace, private parking, storage room, 24-hour security, swimming pool, tropical gardens and paddle courts in a privileged Golden Mile location, ideal as a permanent residence, second home or investment property in Marbella.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Fitted Wardrobes
Paddle Tennis
Access for people with reduced mobility

Orientation
South
West

Climate Control
Air Conditioning

Views
Panoramic
Garden
Pool

Setting
Commercial Area
Beachside
Urbanisation
Close To Sea
Close To Shops
Close To Town
Town
Close To Marina
Port

Condition
Excellent

Pool
Communal

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex

Parking
Garage

Utilities
Electricity
Drinkable Water
Telephone

Category
Investment
Luxury