



## Middle Floor Apartment for sale in Marbella Town, Marbella

**1.599.000 €**

Reference: R5053315    Bedrooms: 2    Bathrooms: 2    Build Size: 200m<sup>2</sup>





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## Costa del Sol, Marbella Town

Luxury Home in the Heart of Marbella – Fully Renovated with Sea Views Located in the exclusive Mar de Alborán building, on Calle Nuestra Señora de Gracia nº28, this stunning residence offers the very best of urban living in Marbella. The building features 30 apartments, 25 parking spaces, a communal pool, and a rooftop solarium – perfect for soaking up the sun on the Costa del Sol. This fully renovated apartment boasts nearly 200 m<sup>2</sup> of intelligently distributed space, offering brightness, comfort, and functionality. A private parking space is included within the building. The property features 2 bedrooms, 2 full bathrooms, a guest toilet, and a separate laundry room. It has been renovated with high-quality materials and includes: Underfloor heating throughout the property Airzone system for zoned climate and heating control Air renewal system, ensuring comfort and energy efficiency The modern, fully equipped kitchen is ideal for culinary enthusiasts, while the terrace with sea views provides the perfect spot to enjoy the Mediterranean lifestyle. The location is unbeatable: just steps from the beach promenade, Parque de la Constitución, and surrounded by shops, restaurants, and all essential services. An exceptional opportunity to live in the true center of Marbella!



## Features:

### **Orientamento**

Sud -ovest

### **Climate Control**

Aria condizionata

### **Viste**

Mare

Montagna

Panoramica

Porto

### **Collocamento**

Vicino al mare

Vicino ai negozi

Vicino alla città

Sulla spiaggia

Città

Porta

### **Condizione**

Eccellente

Recentemente rinnovato

### **Mobilia**

Parzialmente arredato

### **Cucina**

Completamente arredata

### **Parcheggio**

Sotterraneo

### **Valutazione energetica**

**Valutazione delle emissioni di CO2**

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