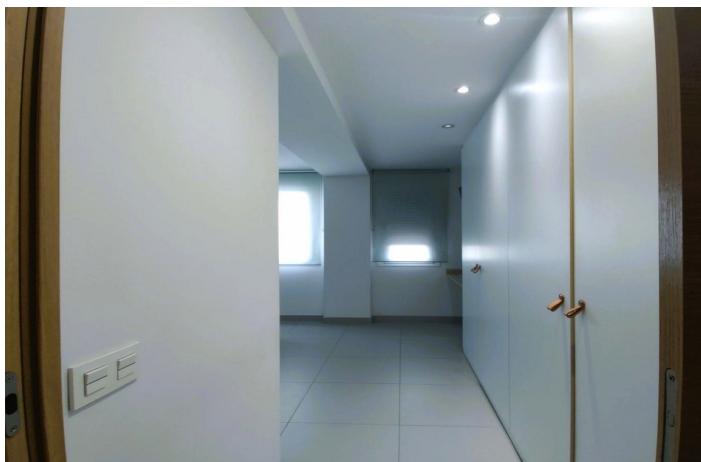




Ground Floor Apartment for sale in Marbella Town, Marbella

415.000 €Reference: R5183089 Bedrooms: 2 Bathrooms: 2 Build Size: 110m² Terrace: 10m²



Costa del Sol, Marbella Town

Bright, Renovated and Furnished Ground-Floor Flat in Prestigious Centre of Marbella – Wheelchair-Adapted with Sea Views and Low Community Fees! Experience accessible luxury in this stunning, fully renovated and furnished flat at Avenida Cánovas del Castillo, in the exclusive neighbourhood of central Marbella – a quiet residential enclave. Spanning 110 m², this ground-floor (bajo exterior) property is thoughtfully adapted for wheelchair users with wide doors, level access, and mobility-friendly features, making it ideal for comfortable living or as a holiday retreat. Bathed in natural light thanks to its north-south orientation, it offers a serene and bright atmosphere in one of Marbella's most sought-after areas, known for its upscale villas, proximity to pristine beaches, and vibrant yet peaceful vibe. Key Features: Spacious and Adapted Layout: Two generous en-suite bedrooms with built-in wardrobes, two modern bathrooms, and full air conditioning for year-round comfort. Outdoor Bliss: Private terrace with a fully openable and foldable railing, perfect for seamless indoor-outdoor flow and enjoying the Mediterranean breeze. Modern Conveniences: Fully equipped and ready to move in, with an elevator in the building for easy access despite the ground-floor location. Parking and Low Costs: Included communal parking space, with remarkably low community fees of just €90/month (including water) – a rare find in central Marbella. Prime Accessibility: Designed with reduced mobility in mind, ensuring effortless navigation throughout the home. Unbeatable Location: Nestled in a tranquil spot just a 10-minute walk from the beach and Paseo Marítimo, with easy access to Marbella's historic centre, luxury shopping on the Golden Mile, parks like Alameda and Constitución, and amenities including supermarkets, restaurants, and banks. Excellent connectivity to Puerto Banús (5 minutes drive), Marbella's old town, and Málaga Airport (45 minutes), blending residential peace with urban convenience in the heart of the Costa del Sol. This versatile property is a fantastic opportunity for accessible living or investment, with high rental potential in a high-demand area. Contact us today to arrange a viewing!



Features:

Caratteristiche

Terrazza coperta
Ascensore
Vicino ai mezzi di trasporto
Terrazza privata
Bagno privato
Doppio vetro
Armadi a muro
Wifi
Vicino alla moschea
Vicino alla chiesa
Fibra ottica
Accesso per le persone con mobilità ridotta

Orientamento

Nord
Sud

Climate Control

Aria condizionata

Viste

Giardino
Giardino

Collocamento

Area commerciale
Vicino al golf
Zona urbana
Vicino al mare
Vicino ai negozi
Vicino alle scuole
Città
Vicino al porto

Condizione

Eccellente

Mobilia

Completamente arredato

Cucina

Completamente arredata

Giardino

Sicurezza

Complesso residenziale privato

Parcheggio

Condominiale

Condominiale