



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

**780,000 €**Reference: R5264320   Bedrooms: 3   Bathrooms: 4   Plot Size: 10m<sup>2</sup>   Build Size: 210m<sup>2</sup>   Terrace: 10m<sup>2</sup>



## Costa del Sol, Marbella Town

WONDERFUL APARTMENT LOCATED IN A BEACHFRONT DEVELOPMENT, FROM THE GARDEN GATE, ABOUT 50 METERS AWAY, YOU HAVE ACCESS TO ONE OF THE BEST BEACHES IN MARBELLA. Located in a secure tropical complex with three swimming pools, including a children's pool, and gardens with streams and fountains. The interior layout consists of a foyer, hall, hallway, kitchen/dining room, living room, a very spacious bedroom with a sitting/rest area (previously two bedrooms), two bathrooms, and a toilet. On the same ground floor, accessed through another entrance, there is a small living room with an open kitchen, a bedroom, and a bathroom. ON THE UPPER FLOOR there is a bedroom, a dressing room, and a bathroom, connected to the main floor by an internal staircase. Currently, the property has the peculiarity of being divided into three apartments, as it has separate doors for each one. This is because it has a tourist license, and due to its excellent location, it is perfect for renting out as separate apartments. High profitability proven in vacation rentals. Likewise, if you are thinking of making it your primary residence, it is also ready for that. Whether you are looking to invest or disconnect. From the garden gate, you can access a spectacular residential complex with tropical gardens and swimming pools, all very well maintained. 150 m from beach bars and restaurants: Chiringuito Las Mimosas, La Plage Casanis, The Beach House, Perla Blanca. 100 m from the best restaurants in the area. 700 m from the pharmacy. 500-800 m from Lidl, Mercadona, Carrefour, and Supercor Express. 2 km from the Santa Clara golf course. 5 km from the center of Marbella. 35 km from Malaga airport.



## Features:

### Features

Covered Terrace

Private Terrace

Marble Flooring

Fitted Wardrobes

WiFi

### Setting

Beachside

Front Line Beach Complex

### Security

Gated Complex

24 Hour Security

Electric Blinds

### Climate Control

Air Conditioning

### Views

Sea

### Pool

Communal

### Kitchen

Fully Fitted