

## 2 bedroom Apartment for sale in Marbella, Málaga

330,000€



Very very good renovated apartment for sale in Marbella center! to live and to rent for long or short season: IT HAS TOURIST LICENCE and THE BUILDING IS WHEELCHAIR FRIENDLY.

This unit has 72m2 built and it has the advantage of being on the corner.

It is distributed in an entrance with an American kitchen that overlooks the living room with a balcony with unobstructed urban views, and it has 2 bedrooms and 2 bathrooms (one ensuite).

The dining room next to the american kitchen and the very large sliding window make this beautiful space a very pleasant and bright area, especially in the afternoon.











The bathrooms are spacious with a shower (the ensuite bathroom has a bathtub), 2 double bedrooms, plus a bathroom with windows and space for the laundry room: where the water heater is and more space for storage. The house is furnished, and is sold fully furnished.

The entire apartment is exterior and has been rebuilt with quality materials to create an optimal distribution to use every centimeter, it has been thermally and acoustically insulated with mineralwool material, climalit windows silence with thermal break bridge.

As explained above, the apartment is on the corner and faces West (afternoon sun) in the living room with an American kitchen, and the master bedroom has a window to the North (perfect to sleep).

This unit is a 1st floor, and it does not have a terrace.

This house has been renovated with taste and quality is the perfect investment to be rented out for short term (it has a tourist license) or long term or to live all year round, close to everything (Mercedena next door and the beach 200m

- |  |  |   |
|--|--|---|
|  2 bedrooms                |  2 bathrooms      |  75m <sup>2</sup> Build size   |
|  Swimming Pool             |  air conditioning |  close to park                 |
|  close to schools          |  swimming pool    |  walking distance to amenities |
|  walking distance to beach |  |   |

