

## 1 bedroom Apartment for sale in Marbella, Málaga

210,000€

















Located in the well-connected residential area of La Patera, Marbella, this cosy ground floor duplex offers comfort, convenience, and great potential for customisation.

The property features a spacious bedroom on the upper level, complete with a large en-suite bathroom. There is also the possibility of opening the bedroom to create a private terrace, adding even more outdoor living space. On the lower level, the home includes a bright living area with a fully fitted kitchen, designed for modern day-to-day living.

Additional features include air conditioning, communal parking, and low running costs with monthly community fees of just €61.

The location is excellent, within walking distance to Marbella's shops, schools, restaurants, and public transport, while also enjoying open city views.

With its convenient setting and potential to personalise, this property is a fantastic opportunity as a starter home, holiday retreat, or rental investment in Marbella.

- |   |  |   |
|---|--|---|
|  1 bedroom              |  0 bathrooms      |  45m <sup>2</sup> Build size |
|  South-east orientation |  Communal garage  |  Amenities near              |
|  Transport near         |  Air conditioning |  Fully fitted kitchen        |
|  Close to shops         |  Close to town    |  Close to schools            |
|  Close to restaurants   |  City views       |   |