

## 1 sovrum Lägenhet till salu i Marbella, Málaga

490.000€



Fantastic Sea Views – Beachside Elviria/Marbella, holiday rentals are allowed






















This apartment is located in a prime beachside position in Elviria, just approximately 500 meters from the sea, in the eastern part of Marbella.

Situated in the iconic Marbella del Este building, directly next to the renowned Hotel Don Carlos Marbella and within close proximity to the exclusive Nikki Beach Marbella, this address ranks among the most desirable locations on the coast. Marbella town centre is reachable within approximately 10 minutes. Beach clubs, restaurants, supermarkets, pharmacies, and all daily amenities are within comfortable walking distance.

The apartment offers approximately 80 m<sup>2</sup> of living space, complemented by two terraces of around 10 m<sup>2</sup> each, resulting in a total area of approximately 100 m<sup>2</sup>. Originally created by combining two studio apartments and registered under two separate title deeds, the property offers a high degree of flexibility: it can be enjoyed as a spacious one-bedroom apartment or, if desired, be reconfigured into two independent units. The property also includes two large storage rooms in the basement of the building.

The bright and airy living area opens directly onto one of the terraces. The bedroom features an en-suite bathroom, a dressing area, and access to its own private terrace. From both areas, you can enjoy wide, beautiful sea views, which give this property its special appeal. An additional bathroom with shower and the separate kitchen complete the layout.

The residential complex offers:

- |   |   |  |
|---|---|--|
|  1 sovrum             |  1 badrum                  |  100m <sup>2</sup> Bygg storlek |
|  Simbassäng           |  20 m <sup>2</sup> terrace |  Communal garage                |
|  Communal garden      |  Communal pool             |  Amenities near                 |
|  Transport near       |  Air conditioning          |  Fully furnished                |
|  Fully fitted kitchen |  Sea view                  |  Gated community                |
|  Lift                 |  Panoramic view            |  Beach Side                     |
|  Close to sea / beach |  Close to shops            |  Close to town                  |