



## MODERN APARTMENT IN MARBELLA

Av. Duque de Ahumada, 11, 29602 Marbella, Málaga, España

**925.000 €**



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**The essentials**

**Area:** 120 m<sup>2</sup>

**Bedrooms:** 2 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** apartamento, Apartment

**Year built:** 1974

**Lot size:** 100 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

**Status:** Excellent

**ID property:** C399V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community pool, Double glazed windows, Elevator, Kitchen equipped with appliances, Parking, Radiant floor, Sea view, Storage room, Terrace

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Fortuny Hogares Únicos presents this modern, newly refurbished flat in the front line of the promenade, overlooking the sea and the marina of Marbella.

## Location

The flat is located in the centre of Marbella, one of the most privileged areas of the city. Its location offers immediate access to a wide range of services, ideal for a comfortable and practical life. In the surrounding area, you will find shops, supermarkets, pharmacies, public transport stops, a variety of commercial premises, and a wide range of bars and restaurants where you can enjoy local and international cuisine. Malaga is only 50 km away.

## Layout

The flat is east facing, has a constructed area of 120m<sup>2</sup>, approximately 100m<sup>2</sup> and is distributed in an entrance hall, a spacious and bright living room with access to the terrace of 12m<sup>2</sup>, an open plan kitchen with office area, a hallway, two bedrooms with fitted wardrobes. The master bedroom has an en-suite bathroom, study area, large wardrobes and large windows with views of the promenade, the sea and the port.

## Qualities

The property was built in 1977 and recently refurbished. It has excellent qualities. We highlight the security entrance door, air conditioning Split cold-heat, and underfloor heating in the kitchen and bathrooms.

## Communal areas

The urbanisation has 24-hour security, and three communal swimming pools. The building is adapted for people with reduced mobility. It has a lift. The property has a parking space and a storage room are included in the price.

## Regulations

Energy certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the price indicated does not include the costs derived from the purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax).

## Contact us

Surrounded by all amenities, we present a property in the centre of Marbella with views of the harbour and the Mediterranean Sea. For further information, please do not hesitate to contact us. We will be happy to help you.

