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Middle Floor Apartment for sale in Marbella, Marbella **1,395,000 €**

Reference: R5318506 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 144m^2

Costa del Sol, Marbella

Luxury 3-Bedroom Apartment in the Heart of Marbella – Second Line to the Beach

Exclusive 3-bedroom apartment with a terrace, designed to enjoy the sea breeze and sunrises and sunsets full of light. Its orientation, spaciousness, and thoughtful layout allow natural light to fill every room, creating warm, functional, and highly comfortable spaces.

A home that represents a new concept in modern architecture, where design, quality, and efficiency come together to offer well-being and maximum satisfaction. Bright and practical spaces, conceived for those seeking exclusivity in a prime location.

Unbeatable Location

Located on the second line of the beach and the promenade of Marbella, in the city center, with all services within walking distance: shops, supermarkets, restaurants, beach clubs, schools, healthcare centers, and excellent transport connections.
Just a few meters away are Playa de Venus, Playa del Faro, and Puerto Deportivo de Marbella, where you can enjoy water activities such as diving, spearfishing, or water skiing.
Nearby, there are beautiful green areas such as Parque de la Constitución and Parque de la Alameda, as well as the charming Old Town, all just a few steps away.
An ideal residential setting to live and enjoy the true essence of the Costa del Sol.

Construction Quality and Design

The building features a foundation of diaphragm walls and reinforced concrete slab, with a structure of reinforced concrete pillars and floors according to CTE standards.

Facade with thermal insulation and air chamber.

Exterior aluminum joinery with thermal break and high-performance double glazing.

Motorized blinds in bedrooms.

Excellent acoustic insulation between apartments.

Interiors Designed for Comfort

Security entrance door.

White lacquered interior doors.

Built-in wardrobes with lined interiors.

High-quality porcelain flooring.

Fully fitted and equipped kitchen.

Bathrooms with wall-hung sanitary fixtures, black built-in faucets, and walk-in showers integrated into the floor.

Backlit mirror in the main bathroom.

Installed lighting in hallways and bathrooms.

❄ Efficiency and Technology

Heating and cooling via ducted air system with heat pump.

Hot water production through aerothermal system.

Home automation system for lighting, climate, blinds, and access control.

High-grade electrical installation.

Complete telecommunications and video intercom system.

Additional Amenities

Private parking space in underground garage included in the price.

Storage room.

Elevator with garage access.

Pre-installation for electric vehicle charging.

Common areas with energy-saving lighting and presence detectors.

Decennial insurance and quality control according to current regulations.

A unique opportunity to live in one of the most sought-after areas of the Costa del Sol, combining location, design, and high-quality finishes in the heart of Marbella.

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Features:

Features
Covered Terrace
Near Transport
Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
WiFi

Orientation
East
South East

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Views
Urban
Street

Setting
Beachside
Close To Port
Close To Sea
Close To Shops
Close To Schools
Town
Close To Marina

Condition
Excellent

Furniture
Not Furnished

Kitchen
Fully Fitted

Security
Gated Complex
Entry Phone

Parking
Underground
Garage
Private

Category
Investment
Luxury
Resale
Contemporary