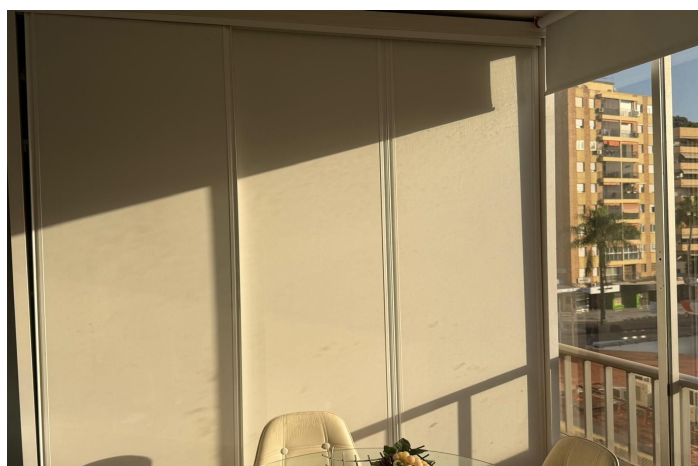
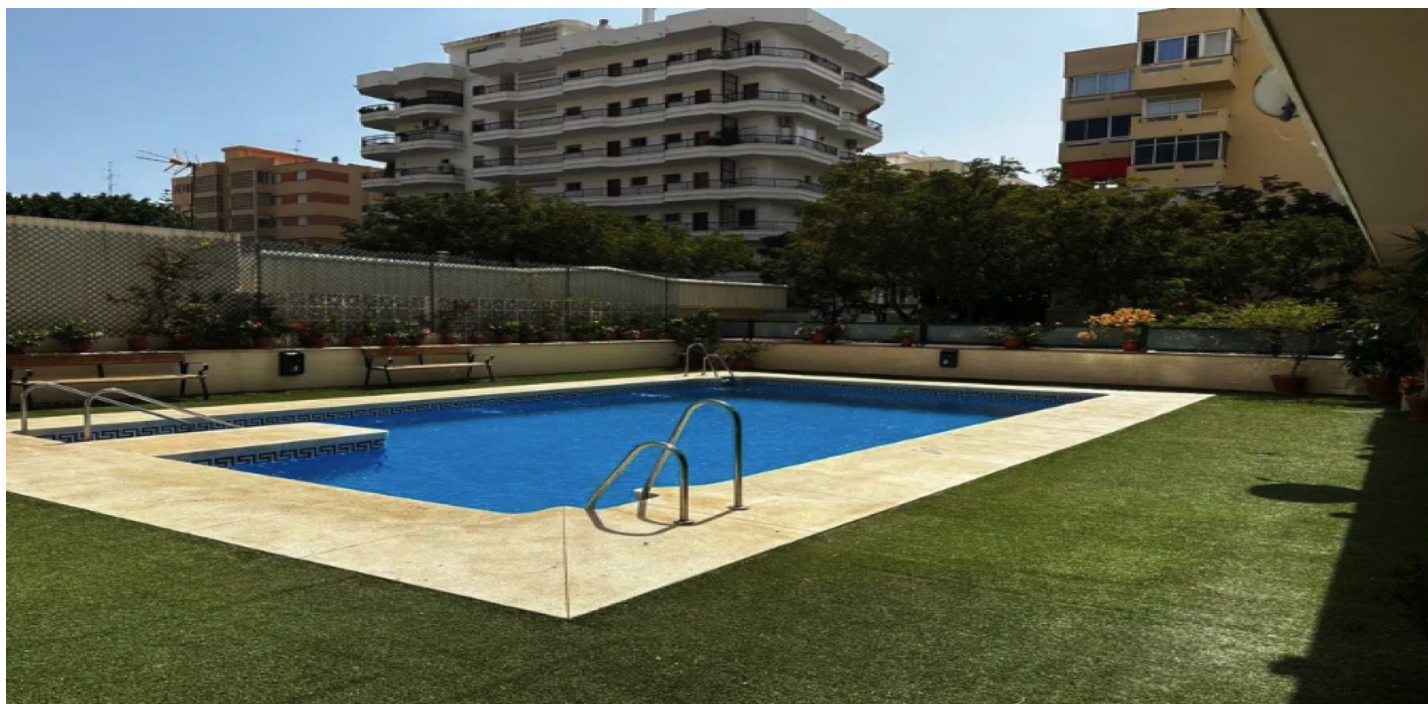




## Middle Floor Apartment for sale in Marbella, Marbella

510,000 €

Reference: R5232094 Bedrooms: 3 Bathrooms: 2 Build Size: 101m<sup>2</sup> Terrace: 27m<sup>2</sup>





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## Costa del Sol, Marbella

Discover this luminous, fully exterior apartment in one of Marbella's premier locations, just a two-minute stroll from the iconic Paseo Marítimo and pristine beaches like Playa de la Fontanilla, surrounded by essential amenities: supermarkets (including Mercadona and Corte Inglés), banks, bus stops, and the newly inaugurated health centre. This central spot in the Golden Mile area offers the perfect blend of seaside tranquillity and urban convenience, with easy access to Puerto Banús' glamorous marina (10 minutes away), world-class golf courses, international schools, and the A-7 for swift trips to Málaga Airport. In a market where Marbella property prices have risen 15% year-on-year in 2025, driven by surging demand for luxury coastal homes, this residence promises strong investment potential with rental yields averaging 6-11% in prime zones. Spanning 101 m<sup>2</sup> of built space (74 m<sup>2</sup> interior + 27 m<sup>2</sup> enclosed terrace) on the third floor with convenient lift access, this south, east, and west-facing gem is flooded with natural light and boasts a versatile layout: an entrance hall, two bedrooms (one with enclosed terrace), a reformed bathroom, a toilet, a fully equipped kitchen, a spacious living-dining room, and a divided terrace that can be converted into an additional room (currently an office). All rooms feature fitted wardrobes and electric radiator heating, with the living room offering hot/cold air conditioning. A city gas boiler provides hot water, with the option for gas heating installation. The building includes a communal swimming pool, physical concierge, and video surveillance, plus the possibility to rent a garage space and storage within the premises. Ready for immediate occupancy or lucrative rentals in Marbella's thriving 2025 market—where central apartments like this see high demand and appreciation—this property is a rare find for families or investors. Contact us today to arrange a viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Near Church  
Access for people with reduced mobility

### Views

Garden  
Pool  
Urban  
Street

### Pool

Communal  
Garden  
Communal

### Orientation

East  
South  
West

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina  
Beachfront

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Street