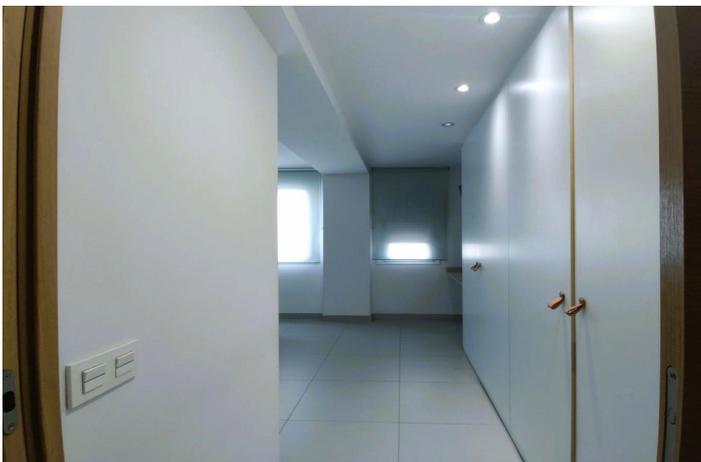




## Ground Floor Apartment for sale in Marbella, Marbella

415 000 €

Référence: R5183089 Chambres: 2 Bain: 2 Construite: 110m<sup>2</sup> Terrasse: 10m<sup>2</sup>





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## Costa del Sol, Marbella

**Bright, Renovated and Furnished Ground-Floor Flat in Prestigious Centre of Marbella – Wheelchair-Adapted with Sea Views and Low Community Fees!**

Experience accessible luxury in this stunning, fully renovated and furnished flat at Avenida Cánovas del Castillo, in the exclusive neighbourhood of central Marbella – a quiet residential enclave. Spanning 110 m<sup>2</sup>, this ground-floor (bajo exterior) property is thoughtfully adapted for wheelchair users with wide doors, level access, and mobility-friendly features, making it ideal for comfortable living or as a holiday retreat. Bathed in natural light thanks to its north-south orientation, it offers a serene and bright atmosphere in one of Marbella’s most sought-after areas, known for its upscale villas, proximity to pristine beaches, and vibrant yet peaceful vibe.

**Key Features:**

**Spacious and Adapted Layout:** Two generous en-suite bedrooms with built-in wardrobes, two modern bathrooms, and full air conditioning for year-round comfort.

**Outdoor Bliss:** Private terrace with a fully openable and foldable railing, perfect for seamless indoor-outdoor flow and enjoying the Mediterranean breeze.

**Modern Conveniences:** Fully equipped and ready to move in, with an elevator in the building for easy access despite the ground-floor location.

**Parking and Low Costs:** Included communal parking space, with remarkably low community fees of just €90/month (including water) – a rare find in central Marbella.

**Prime Accessibility:** Designed with reduced mobility in mind, ensuring effortless navigation throughout the home.

**Unbeatable Location:** Nestled in a tranquil spot just a 10-minute walk from the beach and Paseo Marítimo, with easy access to Marbella’s historic centre, luxury shopping on the Golden Mile, parks like Alameda and Constitución, and amenities including supermarkets, restaurants, and banks. Excellent connectivity to Puerto Banús (5 minutes drive), Marbella’s old town, and Málaga Airport (45 minutes), blending residential peace with urban convenience in the heart of the Costa del Sol.

This versatile property is a fantastic opportunity for accessible living or investment, with high rental potential in a high-demand area. Contact us today to arrange a viewing!



## Spécification:

### Caractéristiques

Terrasse couverte

Ascenseur

Près du transport

Terrasse privée

Salle de bain attenante

Double vitrage

Armoires ajustées

Wifi

Près de la mosquée

Près de l'église

Fibre optique

Accès aux personnes à mobilité réduite

### Vues

Jardin

Cour

### Orientation

Nord

Sud

### Climatisation

Climatisation

### Paramètre

Zone commerciale

Près du golf

Urbanisation

Près de la mer

Proche des magasins

Près des écoles

Ville

Près de Marina

### Cuisine

Entièrement équipé

### Parking

Communautaire

### Condition

Excellent

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé

### Jardin

Communautaire