



Marbella

Mare Nostrum - Luxury frontline beach apartment with sea views in emblematic Mare Nostrum, Marbella centre

 3
  3
  242 m<sup>2</sup>
 46 m<sup>2</sup>



community 519 €  
month

garbage --  
year

ibi 2.276 €  
year

for sale 3.150.000 €

EPC: Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

## Marbella

### Mare Nostrum - Luxury frontline beach apartment with sea views in emblematic Mare Nostrum, Marbella centre

This luxurious apartment for sale is located in the highly coveted frontline beach Mare Nostrum building in Marbella town. One of the most emblematic buildings of Marbella is renowned for its prime location, which offers breathtaking panoramic views of the Mediterranean Sea, African mountains and Marbella's coastline. The building is a part of the resort-style Los Cipreses del Mar complex that is undoubtedly one of the most upmarket area in Marbella centre. A privileged location provides high quality of life. All amenities are at hand, and you can access the beach in less than 1 minute. La Fontanilla Beach is one of the best beaches in the town, which is almost 2,000 m long and has some excellent establishments and charming chiringuitos. Surrounded with similar luxury properties of Marbella, the residential complex has well-kept gardens and lush greenery providing a serene escape from the hustle and bustle of the town, and a heated swimming pool that is exclusively for residents to enjoy. Concierge service and 24-h surveillance and security service for the residents' peace of mind and comfort

The 5th floor frontline beach apartment of 195 m<sup>2</sup> plus wonderful terraces of 47 m<sup>2</sup> has south/west orientation and a breathtaking view of the Mediterranean Sea. As you step inside, you are immediately impressed by the grandeur of the entrance hall, which leads into the spacious and bright open-plan living and dining area, perfect to entertain guests or relax with a family. The fully equipped, functional kitchen has a separate breakfast area. Providing ample space and privacy, the property features 3 generously sized bedrooms, 2 of them with en-suite bathrooms. Each bedroom is equipped with large windows that allow for plenty of natural light to get in. Beautiful smoky marble floors throughout add a touch of luxury to the spaces. The large terrace is the perfect place to relax and unwind while taking in the sights and sounds of the beautiful coast. It accommodates ...

Reference	263-03067P	Beds	3	Built m <sup>2</sup>	242
Type	Apartment	Baths	3	Interior m <sup>2</sup>	---
Location	Marbella	En-suite Baths	2	Terrace m <sup>2</sup>	46
		Guest Toilets	---	Garden m <sup>2</sup>	---
		Pax	---		
Pool	---	Community	519 € / month	Levels	1
Garden	---	Garbage	---	Floor	---
Garage	---	IBI	2.276 € / year	Orientation	
Parking slots	---	Construct Year	1991	EPC	In Progress

For Sale

**3.150.000 €**

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seating, dining and entertainment areas, making it the ideal spot for al fresco dining or hosting outdoor parties. In addition to it, the apartment also features 4 parking spaces in the underground garage, ensuring that there is always plenty of room for residents and their guests.

With its spacious living areas, luxurious finishes, stunning sea views, and prime location, the beachfront apartment in Mare Nostrum offers the ultimate in luxury living on the Costa del Sol. It comes for sale in good condition, with air conditioning, double glazed windows, glass doors, fitted wardrobes, video entrance, security shutters, lift, etc. This property is an incredible option for everyone who is looking to be very close to the beach and just minutes away from all the conveniences Marbella has to offer, whether it is lounging in the VIP beach clubs, exploring the historic Old Town or just taking in the amazing Marbella's atmosphere. You can also expect a high return on your investment. This location has year-round demand and its exclusivity allows for a superior rate.















