(+34) 951 621 899

info@marbellastarhomes.com

Sols

Centro Histórico



Chambres: 2	Salles de bains: 2	M²: 97	Prix: 675 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5021725	Publish date: 12.06.25

Vue d'ensemble:Situated in a wonderful location in a renovated building from 1900, calle Postigos de Arance offers a peaceful environment, especially with no bars nearby, making it an attractive option for those who prefer a serene living space. Additionally, being close to Calle Carreteria, which is undergoing renovation to become a semi-pedestrian enhance the overall appeal of the area. The convenience of being just a 5-minute walk away from the famous Calle Larios and other main attractions is a major advantage. Calle Larios is known for its shops, restaurants, and vibrant atmosphere, making it a desirable location for residents who enjoy the city's bustling lifestyle. Having only three apartments, with one apartment per floor, in this new development indicates a sense of exclusivity and privacy, which can be appealing to potential buyers or tenants looking for a more intimate living experience. Overall, this development offers an harmonious blend of tranquility and proximity to key city attractions, making it an attractive prospect for those seeking a comfortable and well-situated living space in the area for both living or investment. The ground floor apartment in the exclusive development has a total area of 64 square meters (sqm). Additionally, it boasts a cozy interior patio that measures 8.15 square meters (sqm). This interior patio can be a significant asset, especially in an urban setting, as it provides an open space within the apartment that can be

used for various purposes. Residents may choose to set up a small garden, create a relaxing outdoor seating area, or use it as a pleasant extension of their living space. With the ground floor apartment offering both an interior patio and a well-designed layout within its 64 sqm area, it sounds like an attractive option for individuals or couples looking for a comfortable and manageable living space in the heart of the city. The first-floor apartment in the exclusive development is a two-story unit. The main floor, which is the first level, serves as the living area and is divided into the following sections: Living Room 2 Bedrooms 2 Bathrooms The total space of this main floor is 98.49 square meters (sqm), offering ample room for comfortable living and providing separate spaces for various activities. Additionally, this first-floor apartment features a terrace that measures 9.20 square meters (sqm). Having a terrace is a valuable feature, as it allows residents to enjoy outdoor space and potentially have a place for relaxation, dining, or even gardening. With its spacious layout, multiple bedrooms and bathrooms, and a delightful terrace, the first-floor apartment appears to be a well-designed living space that offers both privacy and a great setting for entertaining guests or enjoying the outdoors. The second-floor apartment in the exclusive development offers a unique and well-thought-out layout. It is divided into different areas across two levels, providing a comfortable and stylish living space. Main Level: Large Living Room Space: The main level features a spacious living room area that likely allows for flexible furniture arrangements and abundant natural light, thanks to the French balconies. Spacious Kitchen Area: Adjacent to the living room, there is a generous kitchen area that allows for culinary activities and possibly includes dining space as well. 1 Bedroom: The main level comprises one bedroom, which is convenient for those who prefer to have a separate sleeping area on the same floor as the living spaces. 1 Bathroom: The main level also includes a bathroom, providing essential amenities for the residents and their guests. Second Level: Master Bedroom with Ensuite Bathroom: On the second level, there is a master bedroom that comes with an ensuite bathroom, offering a private and comfortable retreat for the occupants. Rooftop Terrace: One of the highlights of this apartment is the beautiful rooftop terrace, providing stunning views of the surroundings. This rooftop space can be utilized for relaxation, outdoor gatherings, or simply enjoying the scenic views. In total, the second-floor apartment has a built area of 69.5 square meters (sqm), which is well-distributed across the different levels, making efficient use of the available space. The rooftop terrace measures 16.8 square meters (sqm), adding an attractive outdoor extension to the living space. This apartment design appears to cater to residents who enjoy a modern and stylish urban living experience, with its well-designed living spaces, private bedrooms, and the added bonus of a rooftop terrace with beautiful views. It could be an excellent choice for young professionals, couples, or anyone who values a trendy and comfortable city home. Payment plan: - 10,000€ reservation contract - 10 days after signing the private contract 10% plus IVA - 90% upon completion due end of october/november 2023

Caractéristiques:

Climatisation