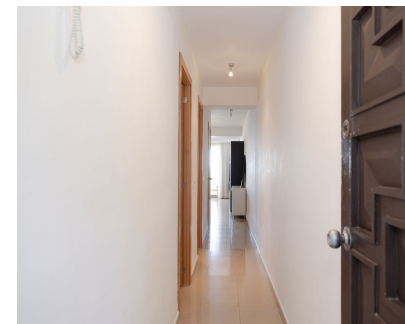


**Sales - Apartment - Marbella**  
**515.000€**



**Ref.-ID: R5250493**

**Marbella**

**Apartment**

**Community: 1,500 EUR / year**

**IBI: 583 EUR / year**

**Rubbish: 89 EUR / year**



**1**



**1**



**60 m2**

Discover a unique investment opportunity in the heart of Marbella, in the prestigious Fontanilla area, one of the city’s most sought-after locations. This charming apartment, set right on the beachfront promenade, boasts an unbeatable location with stunning front-line sea views and direct access to Marbella’s iconic promenade. With a built area of 60 m², the property offers a bright south-facing living room, offering abundant natural light and uninterrupted views of the Mediterranean, a terrace, a fully equipped kitchen, one bedroom and one bathroom. In addition, it has a parking space in the same building, a detail that adds extra value and a convenience that is difficult to match in this highly sought-after area. There is also a communal swimming pool. The apartment already holds a tourist rental license, making it an excellent option for investors seeking high profitability through holiday rentals. While it is ready to move into, it also represents a fantastic opportunity for renovation, allowing you to customize the space and enhance its value and appeal, either as a personal residence or for rental purposes. The apartment has earned a 4.76/5 Airbnb rating from 90+ guests, praised for its amazing location (5/5) by every single guest — reflecting its strong rental demand. Just a short walk away lies Marbella’s charming Old Town, famous for its narrow Andalusian streets, and the Parque de la Alameda, a green oasis perfect for relaxation. The Venus and La Fontanilla beaches are literally a stone's throw away, providing the perfect setting to enjoy the sun, the sea, and the essence of Marbella lifestyle. Key Features: • Beachfront location with direct access to the promenade • Stunning open sea views • South-facing with abundant natural light • Tourist rental license – strong rental performance • Elevator, communal pool and private parking included • Steps to cafés, restaurants and Marbella Old Town

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Beachside</li><li>✓ Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Front Line Beach Complex</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Port</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Double Glazing</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Electric Blinds</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Bargain</li><li>✓ Beachfront</li></ul>					