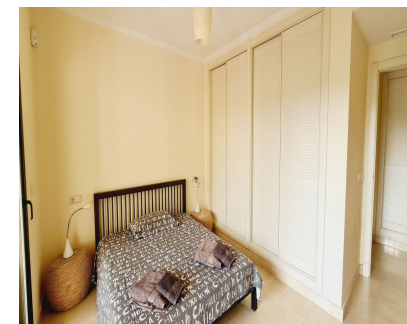
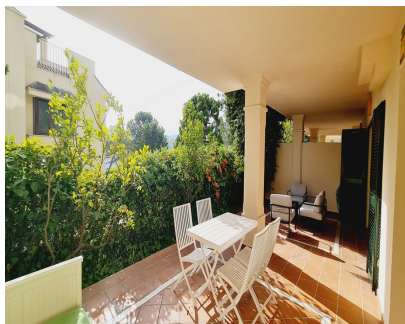


Sales - Apartment - Marbella
473.000€



Ref.-ID: R5441227

Marbella

Apartment

Community: 1,668 EUR / year

IBI: 686 EUR / year



1



1



73 m2

EXCLUSIVE APARTMENT IN MARBELLA - TOURIST LICENSE, TERRACE, GARAGE, STORAGE ROOM AND TWO SWIMMING POOLS LIVE JUST MINUTES FROM PUERTO BANÚS, IN A QUIET, FAMILY-FRIENDLY RESIDENTIAL COMPLEX, SURROUNDED BY ALL SERVICES We present this bright apartment located in the La Dama de Noche-La Alzambra area, close to Atalaya de Río Verde and Puerto Banús. Located in a private, quiet and well-maintained residential complex, this property is an excellent option as a primary residence, second home or investment. The property includes documentation for a tourist license, private terrace, garage space and storage room. PROPERTY FEATURES — Built area: 73 m² — Bedroom: 1 — Bathroom: 1 full bathroom — Bright living-dining room — Separate equipped kitchen — Private terrace — Garage space included in the price — Storage room included — Built-in wardrobes — Ground floor exterior with elevator access — West-facing orientation — Individual gas heating — Air conditioning — Second-hand in very good condition — Year of construction: 2004 APPROXIMATE EXPENSES Property tax + waste: €686/year Community fees: €417/quarter Electricity: approx. €60/month LAYOUT AND COMFORT The property features a functional and well-utilized layout. The entrance leads to a bright and welcoming living-dining room with access to the private terrace, an ideal space to enjoy Marbella's climate, create a relaxation area or have a pleasant outdoor dining space. The kitchen is separate and equipped. The bedroom has a built-in wardrobe and the bathroom is complete. The property is in very good condition, allowing you to move in without the need for major renovations. TOURIST LICENSE The property includes documentation for a tourist license, which represents significant added value for buyers interested in potential holiday rental exploitation. However, the current validity of the license, possible change of ownership and continuity of tourist activity are not automatically transferred with the purchase. These circumstances must be officially verified with the Marbella Town Hall and the community of owners, taking into account current regulations, community bylaws and any applicable community agreements at the time of acquisition. EXTRAS AND RESIDENTIAL COMPLEX SERVICES — Private and gated residential complex — Two community swimming pools — Extensive landscaped areas — Quiet, family-friendly environment — Garage space — Storage room — Accessibility for people with reduced mobility LOCATION The property is located in an established residential area of Marbella, just minutes from Puerto Banús and surrounded by all types of services. In the immediate vicinity you will find: — Supermarkets — Restaurants and cafés — Pharmacies — Golf courses — Shopping centers — Schools and essential services — Quick access to Puerto Banús and Nueva Andalucía A strategic location that allows you to enjoy the tranquility of a residential complex without sacrificing proximity to beaches, services and the most recognized leisure areas of Marbella. IDEAL FOR — Couples or individuals seeking a comfortable and well-located home — Buyers who want a second residence near Puerto Banús — Investors interested in a property with tourist license documentation — Clients who value a residential complex with swimming pools, gardens, garage and storage room The garage space and storage room are included in the price. For more information, consult the available documentation or arrange a private viewing, please contact me. YOUR NEW HOME OR INVESTMENT IN MARBELLA IS WAITING FOR YOU Do you need financing for the purchase? We can help you without obligation through a personalized study. ⓘ In compliance with the Decree of the Junta de Andalucía 218/2005, of October 11, we inform you that notarial fees, registration fees, taxes, management fees and other expenses arising from the purchase are not included in the price. The information provided is for informational purposes and must be verified through the official property documentation.