# Sales - Apartment - The Golden Mile

## 395.000€











**Ref.-ID: R5504284** **The Golden Mile** **Apartment**

**Community: 2,016 EUR / year** **IBI: 460 EUR / year** **Rubbish: 185 EUR / year** **1** **1** **46 m2**

Just 200 metres from the beach and approximately a 10-minute walk from Puerto Banús, this beautifully renovated property enjoys a fantastic location in the sought-after area of Rio Verde on Marbella’s Golden Mile. The property has undergone a smart redesign, with the kitchen relocated to an open and social area connected to the living room. The renovation has created an additional bedroom, giving the apartment two bedrooms and sleeping accommodation for up to four people. The master bedroom features a stylish en-suite bathroom. The property enjoys a lovely south-facing orientation with plenty of natural light and views over the well-maintained communal garden and pool area. The bright living and dining area creates a welcoming and social space. The property is sold fully furnished and is equipped with air conditioning, humidity-controlled ventilation and fast Wi-Fi. The community offers gated communal parking and bicycle storage. With an active tourist licence and an attractive location close to the beach, restaurants, shops and Puerto Banús, this is an excellent opportunity both as a holiday home and for rental purposes, with the possibility of renting it out from day one.

**Setting**
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Open Parking
- ✔ Communal Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Reduced
- ✔ Resale
- ✔ Contemporary