Sales - Apartment - Marbella

361.000€











Ref.-ID: R5535028 **Marbella** **Apartment**

Community: 1,140 EUR / year **1** **1** **79 m2**

1-Bedroom Apartment with Option for a Second Bedroom, Tourist License, and Walking Distance to the Beach Excellent investment opportunity in one of the most sought-after areas. This first-floor apartment currently has 1 bedroom, with the possibility of adding a second bedroom through renovation, as has already been done in other apartments of the same layout within the building. The apartment features parquet flooring, a built-in wardrobe in the entrance hall and another in the main bedroom, electric water heater, and views of the complex’s swimming pool. Its east-facing orientation provides morning sun and brightness until early afternoon, creating a pleasant and warm atmosphere throughout most of the day. The building offers concierge service, a communal swimming pool, and a parking space in the same building. It also has a valid tourist rental license, so only a change of ownership would be required, making it an excellent investment for generating income through holiday rentals. Its greatest advantage is its prime location, just a short walk from the beach, shops, restaurants, public transport, and all essential services. A perfect property both as a personal holiday home and for achieving high profitability from short-term rentals.

Setting
- ✔ Town
- ✔ Suburban
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Day Care
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale