

**Sales - Apartment - Marbella**  
**302.500€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5017627**

**Marbella**

**Apartment**



**1**



**1**



**40 m2**

Spacious studio with a tourist license, located right in the heart of Marbella, just 100 meters from the beach. Set in one of the city's most exclusive areas, it combines a prime location with proven high profitability, having been rented for up to €200 per day during the summer season. The property has been fully renovated, featuring high-quality finishes such as Kommerling windows and a brand-new kitchen. It includes a pleasant 8-square-meter south-facing terrace, perfect for enjoying Marbella's exceptional climate. The interior is bright and functional, with built-in wardrobes, air conditioning, and a full bathroom. The building has an elevator and a communal swimming pool, further increasing its appeal as a vacation rental or second home. It is located on the first floor, exterior-facing. A safe investment in an unbeatable location, just steps from the sea and surrounded by all the services that downtown Marbella has to offer. Don't miss out on this wonderful opportunity. If you have any questions, feel free to contact us — we'll be happy to assist you.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Beachside</li><li>✓ Port</li><li>✓ Close To Sea</li><li>✓ Close To Schools</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>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Urban</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Private Terrace</li></ul>
<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li><li>✓ Not 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>✓ Gated Complex</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li><li>✓ Gas</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Bargain</li><li>✓ Beachfront</li><li>✓ Cheap</li><li>✓ Investment</li></ul>