

Sales - Apartment - Marbella
515.000€

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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

Setting ✓ Beachfront ✓ Town ✓ Commercial Area ✓ Beachside ✓ Port ✓ Close To Shops ✓ Close To Sea ✓ Front Line Beach Complex	Orientation ✓ South	Condition ✓ Good	Pool ✓ Communal	Climate Control ✓ Air Conditioning	Views ✓ Sea ✓ Port
Features ✓ Lift ✓ Double Glazing	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Security ✓ Electric Blinds	Parking ✓ Underground
Category ✓ Bargain ✓ Beachfront					