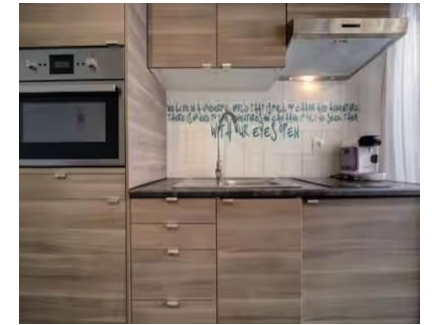


Sales - Apartment - Marbella  
557.000€

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



Ref.-ID: R5422309

Marbella

Apartment

Community: 1,560 EUR / year

IBI: 630 EUR / year



4



2



122 m2

Two Independent Apartments Sold Together - Tourist Licences & Proven Rental Income €24k-€30k/year - Marbella Excellent investment opportunity — two fully independent apartments sold as one property, each with its own tourist licence, separate electricity meters, separate entrances and separate balconies. This is a rare and highly flexible opportunity: live in one and rent the other, rent both separately, or rent them together. Both apartments have been successfully operated as holiday and seasonal rentals for many years. Key Features Total 122 m<sup>2</sup> built 4 bedrooms across both units 2 bathrooms Two separate balconies Fully furnished and equipped (including all linens, towels, kitchenware, etc.) Both units have heat pump (hot/cold) Electronic locks for easy self check-in First floor exterior with lift Communal swimming pool and gardens West orientation Investment Highlights Two independent tourist licences (active for approx. 10 years) Demonstrable annual rental income: €24,000 - €30,000 Possibility to transfer the Airbnb profile with excellent reviews Ready to rent from day one Very low running costs (Community €130/month with water included | IBI €630/year) Location Convenient and well-connected area near General López Domínguez street, close to the health centre, schools, Mercadona, the beach and all amenities. A versatile and profitable property that offers multiple options for investors or families looking for a flexible solution in Marbella. Viewing highly recommended.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Port
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

**Orientation**

- ✓ West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Garden
- ✓ Courtyard
- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Near Church
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex

**Parking**

- ✓ Street