

Sales - Apartment - Marbella
749.000€

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Ref.-ID: R5474671

Marbella

Apartment

Community: 1,776 EUR / year

IBI: 671 EUR / year

Rubbish: 180 EUR / year



1



1



70 m2

BEACHFRONT – FRONTAL SEA VIEWS – GARAGE – VUT TOURIST RENTAL LICENCE A unique opportunity in the heart of the Costa del Sol! For sale, a stunning beachfront apartment in Marbella, recently renovated to premium standards and ready to move into or generate rental income from day one. The property benefits from a valid Tourist Rental Licence (VUT), a highly valuable asset offering excellent rental potential in this sought-after area. PRICE & PARKING: Price: €749,000 (parking space INCLUDED in the adjacent building, Edif. Puerta del Mar, just 30 metres away). Don't need a parking space? We also offer a special price WITHOUT PARKING (contact us with no obligation). We can tailor the offer to suit your needs. PROPERTY HIGHLIGHTS: Frontal sea views: Wake up every day to a different spectacle. Enjoy breathtaking sunrises and sunsets from the comfort of your own home. Unbeatable location: Situated in the very heart of Marbella, directly opposite the well-known Playa de la Venus, next to the Marina, the iconic Alameda Park and Marbella's seafront promenade. Parking space included: Unrivalled convenience and an absolute luxury in an area where finding parking is extremely difficult. Everything within easy reach: Surrounded by all kinds of amenities, with no need to use a car: first-class restaurants, supermarkets, hospitals, pharmacies, taxi ranks and bus stops. Excellent connections: Just 50 km from Málaga Airport and 60 km from Málaga city centre. 24-hour concierge service, providing security and personalised assistance every day of the year. An exclusive added benefit that enhances the property's high-end appeal. The building has undergone an extensive, high-quality renovation that is now almost entirely complete. The works include the installation of 3 new lifts and a service lift, complete refurbishment of the façade and railings, full waterproofing of the rooftop, and the replacement of all the building's drainage pipes. These improvements ensure a modern and secure residential community with no anticipated future special assessments, providing additional peace of mind for the buyer.

Setting ✓ Beachfront ✓ Town ✓ Commercial Area ✓ Beachside ✓ Close To Shops ✓ Close To Sea ✓ Close To Town	Orientation ✓ South	Condition ✓ Excellent ✓ Recently Renovated	Climate Control ✓ Air Conditioning	Views ✓ Sea ✓ Beach ✓ Panoramic	Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Wood Flooring
Kitchen ✓ Fully Fitted	Security ✓ Gated Complex	Parking ✓ Garage ✓ Private	Utilities ✓ Electricity ✓ Drinkable Water ✓ Telephone ✓ Gas	Category ✓ Beachfront ✓ Holiday Homes ✓ Investment	