

Sales - Apartment - Marbella
530.000€

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



Ref.-ID: R5477374

Marbella

Apartment

Community: 900 EUR / year

IBI: 490 EUR / year

Rubbish: 45 EUR / year



2



1



49 m2

Frontline Sea Views Apartment with Active Tourist License – Marbella Promenade Center Prime location right on the frontline of Marbella town center’s famous beachfront promenade, in the iconic Valdecantos Building, offering direct private access to the promenade and beach. Located on the 5th floor with a privileged South-East orientation, this bright apartment enjoys abundant natural light and open panoramic views. The property is fully independent, partitioned with its own dedicated electrical panel. The layout comprises two bedrooms and one full bathroom. The main bedroom preserves its original layout, while the second bedroom was created by enclosing the terrace area, incorporating a built-in corner wardrobe. The property retains its original windows and shutters, presenting an ideal renovation and value-add opportunity to customize to modern standards in an unbeatable location. A major asset is its active tourist license, with an HOA/community fully in favor of holiday rentals, making it a high-yield investment opportunity or an exceptional holiday home on the beachfront. The building features elevators, a concierge service, and immediate walking access to all amenities, restaurants, and shops in central Marbella.

Setting ✓ Beachfront ✓ Beachside ✓ Close To Golf ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Forest ✓ Marina ✓ Close To Marina	Orientation ✓ South East ✓ South	Condition ✓ Good ✓ Fair ✓ Restoration Required	Views ✓ Sea ✓ Beach ✓ Port ✓ Panoramic ✓ Urban ✓ Street	Features ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Access for people with reduced mobility ✓ Bar ✓ Restaurant On Site ✓ Near Church ✓ Fiber Optic	Furniture ✓ Fully Furnished
Kitchen ✓ Fully Fitted	Security ✓ Electric Blinds	Utilities ✓ Electricity ✓ Drinkable Water ✓ Telephone	Category ✓ Beachfront ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale		