EK
ARBAT ESTATES

Sales - Apartment - Marbella

515.700€

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Ref.-ID: R5495500

Marbella

Apartment

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138 m2

Bedroom Apartment for Sale in Marbella – Investment Opportunity with Tenant in Place Discover this spacious and modern apartment for sale in Marbella, an especially attractive opportunity for investors looking to acquire a property that is already generating rental income. Built in 2020 and presented in good condition, the residence offers 138 m² of built area and approximately 110 m² of usable interior space, with a comfortable and practical layout comprising three bedrooms and two full bathrooms. The main living area features a generous approximately 25 m² living room opening onto a pleasant 12 m² terrace, providing valuable outdoor space to enjoy throughout the year, together with a fully equipped kitchen. The bedrooms feature fitted wardrobes, while air conditioning and individual hot and cold climate control via heat pump provide year-round comfort. The apartment is situated on the first floor with lift access, while the building also provides adapted exterior access for people with reduced mobility. A private garage space is included in the price, and residents also benefit from access to a communal swimming pool, adding further convenience and appeal to the property. The apartment is currently sold with a tenant and an existing tenancy agreement in place, generating rental income of □2,000 per month. According to the information provided by the owner, the rent may be reviewed from May 2027, after which approximately two additional years of the tenancy would remain under the current agreement and applicable regulations. Both the owner and tenant are currently up to date with their respective payment obligations. This makes the property particularly appealing to investment-focused buyers, as it provides the opportunity to acquire a modern Marbella residence with current gross rental income of □24,000 per year, without the immediate need to source a new tenant. An excellent opportunity to add a three-bedroom, two-bathroom apartment with terrace, parking, communal pool, air conditioning and 138 m² of built area to an investment portfolio, with an existing tenant and established rental income in one of the Costa del Sol's most established and sought-after property markets.

Setting
- ✔ Close To Town
- ✔ Urbanisation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Pool Views
- ✔ Courtyard Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Private Terrace

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Investment