EK
ARBAT ESTATES

Sales - Apartment - Marbella

420.000€

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











Ref.-ID: R5526424

Marbella

Apartment

Community: 720 EUR / year

IBI: 360 EUR / year

2 **2** **79 m2**

Modern Apartment with Tourist License – Marbella Center. Looking for the perfect investment or the home of your dreams in the heart of Marbella? We present this bright 74 m² apartment, recently renovated with a contemporary, functional design full of harmony. Located in one of the most sought-after areas of Marbella, this property combines comfort, an unbeatable strategic location, and a valid tourist license. Highlighted Features: • Panoramic Views: Over the Mediterranean Sea and the Sierra Blanca (La Concha mountain). Spectacular sunsets over the Old Town. • Total Brightness: Thanks to its southwest orientation, the property receives natural light throughout the day. • Ideal Layout: 2 bedrooms with fitted wardrobes, a full bathroom with designer finishes, a modern separate kitchen, fully furnished and equipped with appliances, and a laundry area. Open-plan living-dining room full of light with a large window and access door to the terrace. • Modern Comfort: Air conditioning, fiber optic internet, and located on the 2nd floor with an elevator. - Prime Location: Forget the car! You are just a few minutes' walk from the beach, the Promenade, and the Old Town, surrounded by all necessary services: supermarkets, schools, parks, a health center, Hospital Ochoa, restaurants, and cafés. There is a bus stop right outside, access to the N-340, and the AP-7 motorway just 6 minutes away. It is also close to the facilities of a future Commercial Zone that will house the new Football Stadium with a hotel and 1,000 parking spaces in 2 years. - Investment Opportunity: This apartment has a valid Tourist License, ensuring high immediate profitability in one of the world's most exclusive tourist destinations.

Setting
- ✔ Beachside
- ✔ Close To Shops

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition
- ✔ Recently Renovated

Climate Control
- ✔ Air Conditioning