EK
ARBAT ESTATES

Sales - Apartment - Marbella

399.995€

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







Ref.-ID: R5526643 **Marbella** **Apartment**

Community: 600 EUR / year **IBI: 632 EUR / year** **Rubbish: 35 EUR / year** **2** **2** **78 m2**

Top-floor two-bedroom duplex apartment ideally located in the heart of Marbella, just a stone’s throw from the beach. Fully licensed and equipped for holiday rentals, this property is already almost fully booked for 2026, offering immediate income potential. The lower level features a bright lounge-dining area with a charming Romeo and Juliet balcony, an under-stair storage cupboard, a modern fully fitted and equipped kitchen with separate utility room, a full bathroom, and a double bedroom. The upper level comprises a spacious master suite with en-suite bathroom, a closet area with additional storage, and enough space to add an extra bed or cot. High ceilings and a skylight flood the room with natural light. This key-ready property is perfectly set up for touristic rentals, including fibre-optic internet a wide selection of international TV channels and a safe. Sold fully furnished according ti inventory. Located in a traditional Andalusian-style building, fully renovated in 2013, the apartment is surrounded by picturesque plazas, including the renowned Orange Square, as well as cafés, restaurants, shops, and public transport. Alameda Park and the beach are just a six-minute walk away. The past year reflects a healthy rental income for the current owners, with future bookings ready to be taken over. There is also the flexibility to reserve unoccupied dates for your leisure.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ East Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen