EK
ARBAT ESTATES

**Sales - Apartment - Marbella**

**361.000€**

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**Ref.-ID: R5535028** **Marbella** **Apartment**

**Community: 1,140 EUR / year** **1** **1** **79 m2**

1-Bedroom Apartment with Option for a Second Bedroom, Tourist License, and Walking Distance to the Beach Excellent investment opportunity in one of the most sought-after areas. This first-floor apartment currently has 1 bedroom, with the possibility of adding a second bedroom through renovation, as has already been done in other apartments of the same layout within the building. The apartment features parquet flooring, a built-in wardrobe in the entrance hall and another in the main bedroom, electric water heater, and views of the complex’s swimming pool. Its east-facing orientation provides morning sun and brightness until early afternoon, creating a pleasant and warm atmosphere throughout most of the day. The building offers concierge service, a communal swimming pool, and a parking space in the same building. It also has a valid tourist rental license, so only a change of ownership would be required, making it an excellent investment for generating income through holiday rentals. Its greatest advantage is its prime location, just a short walk from the beach, shops, restaurants, public transport, and all essential services. A perfect property both as a personal holiday home and for achieving high profitability from short-term rentals.

**Setting**
- ✔ Town
- ✔ Suburban
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Views**
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Day Care
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Safe

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Utilities**
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale