EK
ARBAT ESTATES

Sales - Apartment - Marbella

337.000€

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











Ref.-ID: R5537035

Marbella

Apartment

Community: 1,080 EUR / year

IBI: 534 EUR / year

2 **1** **65 m2**

Top-Floor Apartment with Tourist Licence in the Heart of Marbella Situated at Ricardo Soriano 31, in the very heart of Marbella town centre, this well-maintained top-floor apartment enjoys an excellent central location, just a short stroll from the beach and surrounded by the town’s shops, restaurants and amenities. Despite its central position, the apartment overlooks a leafy pedestrianised side street, offering a more peaceful setting away from the traffic noise of Marbella’s main thoroughfare. The property is presented in good condition and benefits from both a terrace and a balcony, with glimpses of the Mediterranean Sea and surrounding mountains. Residents also enjoy access to a communal swimming pool, a particularly appealing feature for a property in such a central location. The current layout includes a separate kitchen, with the potential to reconfigure the space into an open-plan kitchen, living and dining area. This would create a more spacious, contemporary feel and enhance the overall sense of light and openness. Less than five minutes’ walk from the beach, the apartment also benefits from an existing tourist rental licence, allowing for short-term holiday rentals, subject to applicable regulations. Combining a prime town-centre location, a quieter outlook, communal swimming pool and the flexibility to modernise the interior, this apartment offers an attractive opportunity as a permanent residence, holiday home or rental investment.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Garden
- ✔ Communal Garden

Orientation
- ✔ East Facing

Pool
- ✔ Communal Pool

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room

Kitchen
- ✔ Fully Fitted Kitchen