

**Продажа - Апартамент - Marbella**  
**749.000€**



**Ref.-ID: R5474671**

**Marbella**

**Апартамент**

**Коммунальные: 1,776 EUR / год**

**ИБИ: 671 EUR / год**

**Мусор: 180 EUR / год**



**1**



**1**



**70 m2**

BEACHFRONT – FRONTAL SEA VIEWS – GARAGE – VUT TOURIST RENTAL LICENCE A unique opportunity in the heart of the Costa del Sol! For sale, a stunning beachfront apartment in Marbella, recently renovated to premium standards and ready to move into or generate rental income from day one. The property benefits from a valid Tourist Rental Licence (VUT), a highly valuable asset offering excellent rental potential in this sought-after area. PRICE & PARKING: Price: €749,000 (parking space INCLUDED in the adjacent building, Edif. Puerta del Mar, just 30 metres away). Don't need a parking space? We also offer a special price WITHOUT PARKING (contact us with no obligation). We can tailor the offer to suit your needs. PROPERTY HIGHLIGHTS: Frontal sea views: Wake up every day to a different spectacle. Enjoy breathtaking sunrises and sunsets from the comfort of your own home. Unbeatable location: Situated in the very heart of Marbella, directly opposite the well-known Playa de la Venus, next to the Marina, the iconic Alameda Park and Marbella's seafront promenade. Parking space included: Unrivalled convenience and an absolute luxury in an area where finding parking is extremely difficult. Everything within easy reach: Surrounded by all kinds of amenities, with no need to use a car: first-class restaurants, supermarkets, hospitals, pharmacies, taxi ranks and bus stops. Excellent connections: Just 50 km from Málaga Airport and 60 km from Málaga city centre. 24-hour concierge service, providing security and personalised assistance every day of the year. An exclusive added benefit that enhances the property's high-end appeal. The building has undergone an extensive, high-quality renovation that is now almost entirely complete. The works include the installation of 3 new lifts and a service lift, complete refurbishment of the façade and railings, full waterproofing of the rooftop, and the replacement of all the building's drainage pipes. These improvements ensure a modern and secure residential community with no anticipated future special assessments, providing additional peace of mind for the buyer.

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| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ Первая линия пляжа</li><li>✓ Город</li><li>✓ Коммерческая зона</li><li>✓ На побережье</li><li>✓ Рядом с магазинами</li><li>✓ Рядом с морем</li><li>✓ Рядом с городом</li></ul> | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Юг</li></ul>                          | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Отличное</li><li>✓ Недавно отремонтированная</li></ul> | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li></ul>                                                               | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Море</li><li>✓ Пляж</li><li>✓ Панорамный</li></ul>                                | <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Крытая терраса</li><li>✓ Лифт</li><li>✓ Встроенные шкафы</li><li>✓ Приватная терраса</li><li>✓ Деревянные полы</li></ul> |
| <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul>                                                                                                                                                     | <b>меры безопасности</b> <ul style="list-style-type: none"><li>✓ Огражденный комплекс</li></ul> | <b>Парковка</b> <ul style="list-style-type: none"><li>✓ Гараж</li><li>✓ Приватная</li></ul>                     | <b>Коммунальные услуги</b> <ul style="list-style-type: none"><li>✓ Электричество</li><li>✓ Питьевая вода</li><li>✓ Телефон</li><li>✓ Газ</li></ul> | <b>Категория</b> <ul style="list-style-type: none"><li>✓ Первая линия пляжа</li><li>✓ Дома для отдыха</li><li>✓ Инвестиции</li></ul> |                                                                                                                                                                                     |