



## Tussenverdieping Appartement te koop in Marbella, Marbella

515.000 €

Referentie: R5250493 Slaapkamers: 1 Badkamers: 1 Perceelgrootte: 60m<sup>2</sup> Terras: 12m<sup>2</sup>





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## Costa del Sol, Marbella

Discover a unique investment opportunity in the heart of Marbella, in the prestigious Fontanilla area, one of the city's most sought-after locations. This charming apartment, set right on the beachfront promenade, boasts an unbeatable location with stunning front-line sea views and direct access to Marbella's iconic promenade. With a built area of 60 m<sup>2</sup>, the property offers a bright south-facing living room, offering abundant natural light and uninterrupted views of the Mediterranean, a terrace, a fully equipped kitchen, one bedroom and one bathroom. In addition, it has a parking space in the same building, a detail that adds extra value and a convenience that is difficult to match in this highly sought-after area. There is also a communal swimming pool. The apartment already holds a tourist rental license, making it an excellent option for investors seeking high profitability through holiday rentals. While it is ready to move into, it also represents a fantastic opportunity for renovation, allowing you to customize the space and enhance its value and appeal, either as a personal residence or for rental purposes. The apartment has earned a 4.76/5 Airbnb rating from 90+ guests, praised for its amazing location (5/5) by every single guest – reflecting its strong rental demand. Just a short walk away lies Marbella's charming Old Town, famous for its narrow Andalusian streets, and the Parque de la Alameda, a green oasis perfect for relaxation. The Venus and La Fontanilla beaches are literally a stone's throw away, providing the perfect setting to enjoy the sun, the sea, and the essence of Marbella lifestyle. Key Features: • Beachfront location with direct access to the promenade • Stunning open sea views • South-facing with abundant natural light • Tourist rental license – strong rental performance • Elevator, communal pool and private parking included • Steps to cafés, restaurants and Marbella Old Town



## Kenmerken:

### Extra's

Tillen

Dubbele beglazing

### Uitzicht

Zeezicht

Port Bekeken

### Zonorientatie

zuiden

### Ligging

Commerciele omgeving

Dicht bij strand

Dichtbij zee

Dicht bij winkels

Eerstelijns strand

Stad

Haven

Eerste lijn strandontwikkeling

### Meubilering

Volledig gemeubileerd

### Beveiliging

Elektrische rolluiken

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Goede conditie

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Categorie

Koopje

Aan zee

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage