

**Sales - Apartment - Marbella**  
**424.000€**

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**Ref.-ID: R4683994**

**Marbella**

**Apartment**

**Community: 600 EUR / year**

**IBI: 240 EUR / year**



**3**



**2.5**



**100 m2**

Unique opportunity to buy a luxury 3 bed and 2,5 bathrooms apartment for investment in Marbella old town city center. Just after full renovation in very HIGH standards, with tourist licence and ready to rent only 2minutes walking distance from the beach. Very attractive location for those who love combination of quite area in city centry close to the beach. Walk 2 mins to beach in Almare Hotel, 4 mins to downtown. Impressive entrance to building. Flat with security door camera and digital check-in system for rents. Stunning luxury facility with one en-suit luxury bathroom that is all made of glas and second bathroom with a whirlpool for 2 people and sauna . \* All the paperwork including LPO and turistic lincence are in order \* Estimation of yearly gross income between 40-50k euros \* A new investor gets all the upcoming incomes from rentals \* Flat includes 3 huge modern bedrooms and can accommodate up to 8 people

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea

**Orientation**

- ✓ West
- ✓ North West

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Climate Control**

- ✓ Hot A/C
- ✓ Central Heating
- ✓ U/F/H Bathrooms

**Views**

- ✓ Mountain
- ✓ Urban
- ✓ Street

**Features**

- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Sauna
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Near Church

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Kitchen-Lounge

**Security**

- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Parking**

- ✓ Open
- ✓ Street

**Utilities**

- ✓ Electricity

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale