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Apartment in Marbella

Reference: R4933042



Bedrooms: 4
Bathrooms: 2
M² Build size: 122
Price: 529,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an exceptional offering from Luxury Realty, presenting a truly unique investment opportunity nestled in the vibrant heart of Marbella, Southern Spain. This meticulously positioned property transcends the conventional, offering a rare blend of prime location, unparalleled versatility, and significant potential for both discerning homeowners and savvy investors.

Situated in one of Europe’s most coveted destinations, Marbella is celebrated globally for its sublime Mediterranean climate, golden beaches, world-class amenities, and an effervescent lifestyle. This property encapsulates the very essence of Marbella living, placing you directly amidst its most cherished attractions.

Imagine waking up just moments away from the soothing embrace of the Mediterranean Sea. This exquisite property boasts an enviable address in the absolute centre of Marbella, where the rhythmic lapping of waves is a constant, gentle reminder of your coastal proximity. A mere leisurely stroll of minutes will lead you directly to Marbella's renowned sandy beaches and its iconic, palm-fringed promenade. Here, you can indulge in morning jogs, sun-drenched afternoons, or romantic evening walks, all while enjoying panoramic views of the shimmering sea.

Beyond the coastline, the property's location offers immediate access to the enchanting charm of Marbella's historic Old Town (Casco Antiguo). Lose yourself in its labyrinthine cobblestone streets, discovering hidden plazas, centuries-old churches, and a delightful array of traditional tapas bars and boutique shops. This vibrant cultural hub offers a tangible connection to Marbella's rich heritage, all within an effortless walking distance.

Furthermore, the property benefits from its central position by being surrounded by an exhaustive array of modern conveniences and luxury services. From gourmet restaurants and chic cafes to high-end boutiques, local markets, essential healthcare facilities, and efficient public transport links, everything you could possibly desire is literally on your doorstep. This unparalleled accessibility ensures a lifestyle of utmost convenience and sophistication, making daily errands a pleasure and leisure pursuits easily accessible.

This remarkable asset is currently presented as two distinct, independent residences, offering an extraordinary canvas for customisation and maximisation of value. This unique configuration provides an immediate advantage, whether your vision is for a grand single family home, a versatile living arrangement with an income stream, or a dedicated dual-rental enterprise.

The First Residence: Radiating comfort and spaciousness, this primary home comprises three well-appointed bedrooms, providing ample private retreats for family and guests. It features a modern, elegantly designed bathroom, ensuring functionality and style. The heart of this home is its inviting living room, seamlessly integrated with an open-plan kitchen. This contemporary layout fosters social interaction and a sense of expansive living, perfect for entertaining or enjoying quiet family moments. Complementing this space is a private terrace, an idyllic spot for al fresco dining, morning coffee, or simply soaking in the ambient Marbella atmosphere.

The Second Residence: Perfectly conceived as an independent suite or a lucrative rental unit, the second home offers a charming and self-contained living space. It includes a comfortable bedroom, a private bathroom, and a bright living room complete with its own kitchen. This thoughtful separation ensures privacy and convenience, making it ideal for accommodating visitors, generating rental income, or providing a private sanctuary for an older child or live-in staff.

Situated on the second floor of a well-maintained building, this property offers a peaceful remove from the street-level bustle, contributing to a sense of privacy and tranquillity. While the building gracefully retains its original character without an elevator, the modest ascent to the second floor is a small consideration given the extraordinary benefits of the location and the expansive potential within the residences.

The intrinsic value of this offering lies in its immense versatility and potential. Luxury Realty recognises that this is not merely a purchase but an investment in a lifestyle and a future:

Bespoke Grand Residence: Envision transforming these two distinct units into one magnificent, sprawling four-bedroom luxury home. A thoughtful redesign could create an expansive, cohesive living space tailored to your exact specifications, offering multiple reception areas, grand master suites, and bespoke design elements that reflect your personal style.

Strategic Rental Income: Capitalise on Marbella's robust tourism market. Both properties can be individually rented out, either for long-term tenancy or as highly sought-after holiday rentals, promising a significant return on investment given their unbeatable location. The proximity to the beach, Old Town, and all amenities makes them exceptionally attractive to visitors from around the globe.

Live & Lease Model: Enjoy the best of both worlds. Reside in one of the beautifully appointed homes while simultaneously renting out the other. This model provides a superb opportunity to offset your living expenses, generate passive income, or simply offer independent accommodation for extended family members or guests, without compromising on your own private space.

Future Appreciation: Marbella continues to be a magnet for international investment and luxury tourism. Properties in such prime, central locations demonstrate consistent appreciation, making this a sound long-term investment.

This dual-aspect property represents more than just real estate; it is a gateway to the quintessential Marbella lifestyle, offering unparalleled flexibility and a wealth of opportunities. Whether your dream is to craft a bespoke luxury abode, secure a lucrative income stream, or enjoy a unique blend of both, this distinguished offering stands ready to exceed your expectations. Experience the very best of coastal living in Southern Spain, where convenience meets charm and potential knows no bounds.

Luxury Realty invites you to discover the profound possibilities inherent in this exceptional Marbella address. Contact us today to arrange a private viewing and take the first step towards securing your piece of this Mediterranean paradise.

Features:

None, Air conditioning, Heating, None, Holiday Home, Investment, Resale