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Luxury Realty
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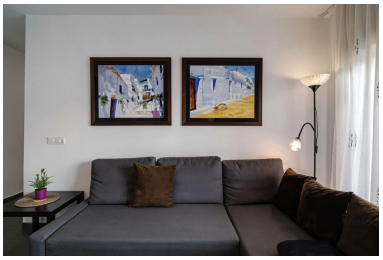
Apartment in Marbella

Reference: R5422309



Bedrooms: 4
Bathrooms: 2
M² Build size: 122
Price: 557,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:

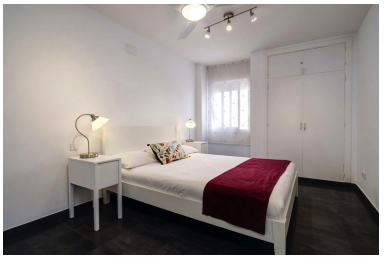












Overview:

Luxury Realty proudly presents an unparalleled investment opportunity in the heart of Marbella, Southern Spain. This exclusive offering features two fully independent apartments, meticulously packaged as one property. Beyond a mere residence, this unique asset boasts individual tourist licenses, separate meters, private entrances, and individual balconies – a rare find promising immediate returns and exceptional flexibility for discerning investors or families.

Within a well-maintained development, these two exquisite units offer a combined built area of 122 m², intelligently configured for comfort and privacy. The property boasts four spacious bedrooms and two modern bathrooms, ensuring ample accommodation. Each apartment features a private balcony. Both units come fully furnished and equipped to high standards, including all linens, towels, and kitchenware, ensuring a seamless 'ready-to-rent-from-day-one' experience. Modern amenities like efficient heat pump systems (hot/cold) and electronic locks for effortless self check-in underscore their readiness for sophisticated rental management. Positioned on the first floor with lift access, residents and guests will delight in communal amenities, including a refreshing swimming pool amidst beautifully landscaped gardens. The desirable west orientation ensures abundant natural light and stunning sunset views, enhancing the overall experience.

For the astute investor, this property represents a robust, turn-key investment with a proven track record. Its most compelling feature is undoubtedly the two independent tourist licenses, actively operational for approximately 10 years. This established legality bypasses complex application processes, providing instant compliance and peace of mind. Financial performance is strong, with demonstrable annual rental income ranging impressively from €24,000 to €30,000. This consistent revenue stream positions the property as a high-performing asset in Marbella's lucrative short-term rental market.

For a seamless transition, there's the invaluable option to transfer the existing Airbnb profile, complete with excellent reviews, meaning you can commence generating income immediately. Beyond robust income, operational efficiency is noteworthy. The property boasts remarkably low running costs, enhancing profitability. Community fees are a mere €130 per month, including water – a significant saving. Property tax (IBI) is also highly competitive at just €630 per year. These low overheads, combined with a high rental yield, underscore the exceptional financial viability of this unique offering.

Strategically situated in a highly convenient and exceptionally well-connected area of Marbella, Southern Spain’s jewel, the Costa del Sol. Marbella is globally renowned for its luxurious lifestyle, year-round sunshine, pristine beaches, world-class golf, exquisite gastronomy, and vibrant cultural scene, attracting a diverse international clientele. The apartments are ideally located near the bustling General López Domínguez street, placing residents within easy reach of every essential amenity: a modern health centre, reputable schools, and the popular Mercadona supermarket. Crucially, the property is also in close proximity to Marbella's magnificent beaches, offering instant access to sun-drenched sands and the sparkling Mediterranean Sea – a prime attraction for holidaymakers. This central yet serene location perfectly balances accessibility with tranquility.

This is more than a property; it's a strategically positioned asset offering multiple avenues for profit and lifestyle flexibility. Envision residing in one unit while generating income from the other, renting both for maximum returns, or combining them for a larger family retreat – the possibilities are boundless. This versatile and highly profitable property offers multiple options for savvy investors or families seeking a flexible solution in one of Spain's most sought-after destinations. With its impeccable credentials, proven income, and prime location, this offering from Luxury Realty represents a golden opportunity in Marbella’s dynamic real estate market. Viewing is not just recommended; it is essential to fully appreciate the unique value and potential on offer.

Features:

None, Pool, Air conditioning, Heating, Private garden, Lift, None, Parking