

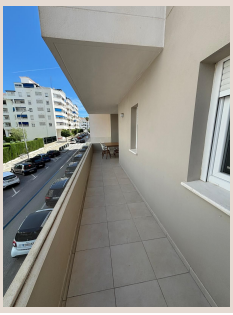
MARBELLA

515,700 €

REFERENCE R5495500

An Unmissable Investment: Modern 3-Bedroom Apartment in Prime Marbella with Guaranteed Income

3	2	138 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is proud to present an exceptional investment opportunity in the heart of Marbella, one of the most coveted destinations on Spain's illustrious Costa del Sol. This contemporary three-bedroom apartment offers not just a sophisticated living space but also the immediate benefit of a secure, established rental income, making it a perfect acquisition for discerning investors seeking both luxury and financial stability in a world-renowned location.

Nestled in the vibrant and sought-after Marbella region, this property combines modern design with practical living. Constructed in 2020, the apartment is in immaculate condition, reflecting a commitment to quality and contemporary aesthetics. Spanning an impressive 138 m^2 of built area, with approximately 110 m^2 of meticulously designed usable interior space, this residence provides ample room for comfortable living or premium rental accommodation. The thoughtful layout encompasses three well-proportioned bedrooms and two full, elegantly appointed bathrooms, ensuring privacy and convenience for all occupants.

The main living area is a testament to modern open-plan design, featuring a generous living room of approximately 25 m^2. This inviting space seamlessly extends onto a delightful 12 m^2 private terrace, an invaluable outdoor sanctuary perfect for enjoying Marbella's renowned climate year-round. Imagine al fresco dining, morning coffees, or simply unwinding with a book under the Mediterranean sun. Adjacent to the living area, a fully equipped kitchen stands ready to cater to all culinary needs, boasting modern appliances and ample storage, making it both functional and aesthetically pleasing.

Sophisticated Comfort and Unrivalled Amenities

Every detail within this apartment has been considered for comfort and convenience. The three spacious bedrooms are each fitted with ample wardrobes, providing practical storage solutions and maintaining the sleek lines of the interior design. Climate control is assured throughout the year with an efficient air conditioning system offering individual hot and cold settings via a heat pump, guaranteeing optimal comfort regardless of the season.

Situated on the first floor, the apartment benefits from easy lift access, enhancing convenience for residents. Furthermore, the building itself boasts adapted exterior access, ensuring ease of movement for individuals with reduced mobility, a thoughtful inclusion that broadens the property's appeal. An essential feature for any Marbella property, a private garage space is included in the purchase price, offering secure parking and additional storage. Residents also gain exclusive access to a sparkling communal swimming pool, providing a serene oasis for relaxation and leisure just steps from their door, further elevating the lifestyle on offer.

Marbella: A Premier Destination for Lifestyle and Investment

The allure of Marbella is undeniable. Located in the picturesque south of Spain, on the sun-drenched Costa del Sol, it is globally celebrated for its luxurious lifestyle, stunning golden beaches, championship golf courses, and vibrant social scene. This cosmopolitan city attracts an international clientele seeking quality of life, exquisite gastronomy, high-end boutiques, and a mild, sunny climate boasting over 320 days of sunshine annually. Investing in Marbella means investing in a lifestyle, a brand, and a market known for its resilience and consistent demand.

The property's location offers unparalleled access to everything Marbella has to offer, from the glamorous Puerto Banús to the charming Old Town, world-class restaurants, and pristine beaches. Excellent infrastructure, including easy access to Málaga International Airport, ensures connectivity, making it an ideal base for both permanent residents and holidaymakers. This constant demand underpins the strong rental market and potential for capital appreciation, making Marbella a wise choice for long-term investment strategies.

A Seamless Investment: Immediate Income, Future Potential

What truly sets this opportunity apart for the astute investor is the existing tenancy agreement. The apartment is currently sold with a reliable tenant in place, generating a consistent rental income of €2,000 per month, translating to an attractive gross annual income of €24,000. This immediate revenue stream eliminates the typical void periods and the immediate need to source new tenants, providing a truly hassle-free investment from day one.

According to information provided by the owner, the current tenancy agreement allows for a rent review from May 2027. Following this review, approximately two additional years of the tenancy would remain under the existing agreement and applicable regulations, providing excellent visibility on future income. Both the current owner and the tenant are fully up to date with their respective payment obligations, ensuring a smooth and transparent transition for the new owner. This established arrangement offers peace of mind and a predictable return on investment, making it an incredibly attractive proposition for those looking to expand their portfolio with a secure, income-generating asset in a prime location.

This represents an outstanding opportunity to acquire a modern, spacious three-bedroom, two-bathroom apartment in Marbella, complete with a private terrace, dedicated parking, communal swimming pool, and premium air conditioning. With 138 m² of built area, an existing tenant, and a proven rental income in one of the Costa del Sol's most established and sought-after property markets, this property is a strategic addition to any sophisticated investment portfolio. Seize this chance to own a piece of Marbella's luxury real estate with immediate returns and significant long-term potential.

Details

Reference	R5495500	Property Type	Apartment
Status	Sale	Price	515,700 €
Bedrooms	3	Bathrooms	2
Build size	138 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Lift, Parking, Investment