Sales - Apartment - Marbella

498.000€







Ref.-ID: MIBGR5477374 **Marbella** **Apartment**

Community: 900 EUR / year **IBI: 490 EUR / year** **Rubbish: 45 EUR / year** **2** **1** **49 m2**

Frontline Sea Views Apartment with Active Tourist License – Marbella Promenade Center Prime location right on the frontline of Marbella town center’s famous beachfront promenade, in the iconic Valdecantos Building, offering direct private access to the promenade and beach. Located on the 5th floor with a privileged South-East orientation, this bright apartment enjoys abundant natural light and open panoramic views. The property is fully independent, partitioned with its own dedicated electrical panel. The layout comprises two bedrooms and one full bathroom. The main bedroom preserves its original layout, while the second bedroom was created by enclosing the terrace area, incorporating a built-in corner wardrobe. The property retains its original windows and shutters, presenting an ideal renovation and value-add opportunity to customize to modern standards in an unbeatable location. A major asset is its active tourist license, with an HOA/community fully in favor of holiday rentals, making it a high-yield investment opportunity or an exceptional holiday home on the beachfront. The building features elevators, a concierge service, and immediate walking access to all amenities, restaurants, and shops in central Marbella.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Marina
- ✔ Close To Marina

Orientation
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Fair Condition
- ✔ Restoration Required

Views
- ✔ Sea Views
- ✔ Beach Views
- ✔ Port Views
- ✔ Panoramic Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Disabled Access
- ✔ Bar
- ✔ Restaurant On Site
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Electric Blinds

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale