Sales - Apartment - Marbella

355.000€







Ref.-ID: MIBGR5477404 **Marbella** **Apartment**

Community: 1,116 EUR / year **IBI: 265 EUR / year** **1** **44 m2**

RENOVATED STUDIO ON MARBELLA'S GOLDEN MILE – TOURIST LICENCE – 300 M FROM THE BEACH Beautiful fully renovated studio located in La Carolina, right in the heart of Marbella's prestigious Golden Mile, one of the most exclusive and sought-after areas in the city. The property offers 44 m² built, consisting of 36 m² of interior space + an 8 m² terrace, with pleasant views over the swimming pool. The studio has been thoughtfully designed to make excellent use of the space and includes a fully equipped kitchen with integrated appliances, living and sleeping area, complete bathroom, and hot/cold air conditioning. The property has only had occasional use and is in excellent condition, ready to move into or continue operating as an investment property. One of its main advantages is that it has a TOURIST LICENCE, making it especially attractive for buyers looking for a property with strong rental potential in one of Marbella's most in-demand tourist areas. The residential complex offers 2 adult swimming pools, a children's pool, beautifully maintained gardens, a tennis court and 24-hour security. Exceptional location: the sea and beach are approximately 300 metres away, around a 3-minute walk. The property is surrounded by some of the best restaurants, luxury hotels and high-end venues on the Golden Mile, as well as supermarkets, shops and all essential services. Excellent public transport connections, with bus stops and services nearby, and only a short distance from Marbella town centre and Puerto Banús. A perfect property as a permanent home, holiday residence or tourist rental investment.