MIBGROUP.ES

**Sales - Apartment - Marbella**

**297.000€**

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**Ref.-ID: MIBGR5500252** **Marbella** **Apartment**

**Community: 1,008 EUR / year** **IBI: 396 EUR / year** **Rubbish: 87 EUR / year** **1** **1** **40 m2**

EXCLUSIVE INVESTMENT OPPORTUNITY IN MARBELLA TOWN CENTRE | BEACHFRONT | EXISTING TOURIST RENTAL LICENCE, GRANTED PRIOR TO THE NEW REGULATIONS An outstanding investment opportunity located on Marbella’s seafront promenade, right on the beach, next to the Marina and surrounded by restaurants, shops, leisure facilities and all amenities, in one of Marbella’s most sought-after tourist areas. We have a professional market study prepared by real estate specialists, analysing the property’s rental income potential and prospects for capital appreciation. The study is available upon request to interested buyers. The property offers approximately 40 m2 of interior space, plus a terrace currently enclosed and converted into an additional bedroom. It also features a separate kitchen and a spacious bathroom. The apartment enjoys a south-east orientation, while the building benefits from concierge service and communal gardens. The property is currently undergoing restoration works. A renovation would allow the layout to be optimised, making better use of the available space and significantly enhancing both its rental potential and market value. Thanks to its tourist rental licence and exceptional location, the property offers several investment opportunities: holiday rental operation, renovation and resale, or long-term investment. RENTAL INCOME POTENTIAL AND CAPITAL APPRECIATION The area is also set to benefit from significant improvement and redevelopment projects around the marina. The expansion of La Bajadilla Port involves an investment of over €200 million, increasing its capacity from 268 to 750 berths. In addition, a €1 million improvement and maintenance plan is planned for Virgen del Carmen Marina. These developments further strengthen the area’s appeal and long-term appreciation potential, making this property a particularly attractive investment opportunity. An exclusive opportunity in Marbella, combining a prime beachfront location, an existing tourist rental licence and outstanding investment potential. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser’s personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: 326.700€.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

**Setting**
- ✔ Beachfront
- ✔ Close To Town

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Renovation Required

**Views**
- ✔ Sea Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Satellite TV
- ✔ WiFi
- ✔ Fiber Optic

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Partially Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

**Category**
- ✔ Bargain
- ✔ Beachfront
- ✔ Cheap
- ✔ Investment