MIBGROUP.ES

**Sales - Apartment - Marbella**

**340.000€**

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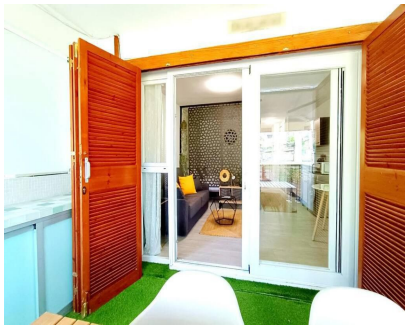

**Ref.-ID: MIBGR5542900**

**Marbella**

**Apartment**

**1**

**1**

**65 m2**

We offer you a magnificent opportunity to acquire this superb studio—an ideal choice for those seeking comfort, modern design, and an unbeatable location. The property is sold fully furnished and holds a tourist rental license, making it an excellent option for generating a high return on investment. Located on the ground floor, it offers 59 m² of usable space, comprising a bathroom, a spacious living/dining/sleeping area (currently configured with the bed in the living area and the designated bedroom space used as a walk-in closet—though the layout can be adapted to your preference), and a fully equipped kitchen. It also features a fantastic 15 m² covered terrace—accessible from the living area—furnished with a rectangular wooden table and chairs for four, perfect for relaxing and enjoying the pleasant weather from the comfort of your own home. The property is situated within a complex that includes a communal swimming pool, well-maintained gardens, a tennis court, and an on-site bar, as well as ample communal parking. It is strategically located, surrounded by restaurants, supermarkets, schools, and sports facilities. It sits very close to the Hotel Guadalpín Banús and just 10 minutes from Puerto Banús, with easy access to the motorway and the N-340 road. Bus stops (lines 8 and 13) are just a few meters away, ensuring all amenities are within easy reach. The property is move-in ready and in excellent condition. Its unique features make it perfect either as a new home or as a tourist rental investment, given its existing license. Thanks to its west-facing orientation, the property enjoys beautiful natural afternoon sunlight throughout its interior spaces. **The floor plan provided is for reference only; the layout shown is illustrative and may not correspond exactly to the current configuration of the property. Would you like to know more? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to price changes, sale, or withdrawal from the market. Please do not hesitate to contact us for further information. CONTACT US; WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not incur any additional charges for management or real estate advisory services. Furthermore, in compliance with the Andalusian Regional Government Decree 218/2005 of October 11, please be advised that notary fees, property registry fees, the Property Transfer Tax (ITP), and other costs associated with the transaction are not included in the price.

**Condition**

✔ Good Condition