

# Sales - Apartment - Marbella

## 510.000€

**Marbella**

**Apartment**

**Community: 600 EUR / year**



**3**



**2**



**83 m2**

Modern and Spacious Apartment for Sale in a Prestigious Area of Marbella - Steps from the Beach Seize this exceptional opportunity to own a contemporary 83 m<sup>2</sup> apartment in one of Marbella's most coveted neighbourhoods on the sun-kissed Costa del Sol, renowned for its upscale lifestyle, golden beaches, and proximity to world-class amenities like the glamorous Puerto Banús marina (just 5-10 minutes away) and the historic old town with its flower-adorned streets. This prime location places you a short stroll from the pristine sands and sparkling Mediterranean Sea, surrounded by fine dining, designer boutiques, international schools, supermarkets, and the A-7 motorway for easy access to Málaga Airport—ideal for those seeking luxury living or a high-yield investment in a market where similar properties appreciate by 15-20% annually. Perched on the second floor with convenient lift access in a quiet building, this south-facing gem boasts stunning views of the iconic La Concha mountain from the living room balcony, flooding the space with natural light. The thoughtful layout includes a bright open-plan living-dining area with balcony access, a modern fully equipped kitchen, a large master bedroom with en-suite bathroom, and a second bathroom featuring a jacuzzi and shower. High-quality finishes and a tourist licence for up to 8 guests make it perfect for holiday rentals, offering strong profitability in Marbella's booming short-term let market—averaging €3,500-€5,000 monthly in peak season. This turnkey property is ready for immediate enjoyment or income generation—contact us today to arrange a viewing and secure your slice of Mediterranean paradise.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

### Views

- ✓ Mountain
- ✓ Panoramic
- ✓ Urban

### Garden

- ✓ Communal

### Orientation

- ✓ North

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ Double Glazing
- ✓ Fiber Optic

### Security

- ✓ Alarm System

### Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

### Furniture

- ✓ Optional

### Parking

- ✓ Street

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted





















