

## Sales - Apartment - The Golden Mile

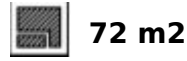
**495.000€**

**The Golden Mile**

**Apartment**

**IBI: 875 EUR / year**

**Rubbish: 184 EUR / year**



Set within the well-established Jardines del Mar community on Marbella's Golden Mile, this bright and spacious apartment enjoys an enviable location just moments from the beach. With Marbella's seafront promenade, the Marbella Club Hotel, Puente Romano and the town centre all within easy walking distance, it offers the convenience of having everything close at hand while enjoying the tranquillity of a mature residential setting. The apartment offers 105 m<sup>2</sup> of built space, including 73 m<sup>2</sup> of interior living area and a generous 20 m<sup>2</sup> terrace, creating comfortable indoor and outdoor living spaces that can be enjoyed throughout the year. Large sliding doors fill the apartment with natural light and provide direct access to the terrace, creating an open and welcoming atmosphere. Currently arranged as a spacious one-bedroom apartment, the property offers the possibility of being converted into a two-bedroom home. This flexibility makes it an attractive option for buyers wishing to adapt the layout to their own needs while also enhancing the property's long-term value. The bright living and dining room opens directly onto the terrace, providing an ideal setting for relaxing or entertaining. The separate fully equipped kitchen is practical and functional, while the generous bedroom features fitted wardrobes and direct terrace access. The bathroom has been tastefully renovated with contemporary finishes, adding a fresh and modern touch to the apartment. Jardines del Mar is a beautifully maintained residential community surrounded by mature tropical gardens, ornamental ponds and several communal swimming pools. Residents benefit from concierge service, lift access and secure gated entry, creating a comfortable and well-managed environment just a few steps from Marbella's coastline. From the apartment, the beach, promenade, restaurants, cafés, supermarkets, sports facilities and Marbella's charming Old Town can all be reached on foot, while Puerto Banús is only a short drive away. Its central location makes it easy to enjoy everything Marbella has to offer without relying on a car. Whether used as a full-time residence, a holiday retreat or an investment property, this apartment offers an excellent opportunity in one of Marbella's most established and desirable residential communities. The option to create a second bedroom further increases its versatility and future potential, making it a property that can easily adapt to changing lifestyle needs. An additional advantage for investors is that the apartment already benefits from a tourist rental licence, which can be renewed annually without the need for any additional administrative procedures. The community statutes expressly permit tourist rentals, providing complete legal certainty for short-term letting. The only requirement for the new owner is to transfer the existing licence into their own name, making this an exceptionally attractive investment with immediate rental potential.

**Setting**

- ✓ Town
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

**Climate Control**

- ✓ Air Conditioning

**Orientation**

- ✓ North

**Views**

- ✓ Urban
- ✓ Street

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception

**Pool**

- ✓ Communal

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Communal

**Category**

- ✓ Holiday Homes
- ✓ Resale

















