

# Продажа - Апартамент - Marbella

## 235.000€

Marbella

Апартамент

Коммунальные: 1,440 EUR / год

ИБИ: 300 EUR / год

Мусор: 93 EUR / год



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1



33 m2

Located in Marbesa, one of Marbella's most sought-after areas, this completely renovated studio is for sale in the iconic Coronado Building. A turnkey property, ready to enjoy or to continue generating income from day one. Comprehensive Renovation & Quality: The property has been renovated from scratch with impeccable workmanship: brand new electrical wiring and plumbing. Its 53 m<sup>2</sup> built (40 m<sup>2</sup> useful) are distributed in a functional space featuring a modern equipped kitchen (including washing machine and dishwasher) and a bathroom with contemporary finishes. The living/sleeping area opens onto a spectacular terrace. Efficiency & Savings: One of the main advantages of this studio is its low running costs: -Centralized hot water: No need for an electric water heater inside the apartment (saving space and maintenance). Both cold and hot water are included in the community fees. -Reasonable Community Fees: Paid semi-annually (approx. €600-700 every 6 months), covering maintenance, reception, gardens, and water consumption. -Minimal electricity bill: The average cost is around €33/month. -Low Taxes: IBI (Council Tax) approx. €300/year and Rubbish Tax €93/year. Features & Common Areas: -The Coronado Building (1973). -Spacious gardens and community pool. -Private Gym: For the exclusive use of owners and long-term tenants (not available for short-term holiday renters). -Communal Storage: Designated space on the ground floor to conveniently store beach chairs, sunbeds, and umbrellas. -Easy-access public street parking. -Location: Just a few minutes' walk from the beach, restaurants, and amenities. -Proven Profitability: The apartment comes with an active Airbnb profile and already has bookings and income secured for the 2025 season. Ideal for both personal use and holiday rentals due to its high demand.

### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Урбанизация

### ОРИЕНТАЦИЯ

- ✓ Юг

### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

### бассейн

- ✓ Общий
- ✓ Детский бассейн

### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

### ВИД

- ✓ Панорамный
- ✓ Сад
- ✓ Город
- ✓ Лес

### Особенности

- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Подсобное помещение
- ✓ Бар
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

### Мебель

- ✓ Полностью меблированный

### Кухня

- ✓ Полностью оборудованная

### Сад

- ✓ Общественный

### меры безопасности

- ✓ Сейф

### Парковка

- ✓ Улица

### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

### Категория

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа





























