

**Продажа - Апартамент - Marbella**

**1.600.000€**

## Marbella

## Апартамент

Коммунальные: 2,160 EUR / год

ИБИ: 1,716 EUR / год

Мусор: 184 EUR / год



3



3



131 m2

Frontline Beachfront Apartment in Marbella Town Center: A Rare Investment Opportunity Positioned in an irreplaceable location on the Marbella property market, this frontline beachfront apartment offers a combination of urban convenience and coastal living. Located directly on the promenade in the heart of Marbella town center, this property presents a rare level of privacy and exclusivity, as the building features only one apartment per floor. Crucially for investors, the property comes fully equipped with a valid tourism rental license. The apartment commands exceptional, unobstructed frontal views over the beach, the Mediterranean Sea, and the local harbor. Its position delivers a true "car-free" lifestyle, where everything is within short walking distance. The beach is literally at your doorstep, while a wide selection of restaurants, supermarkets, pharmacies, and boutique shops are just moments away. For added convenience in this premium city location, the property includes a private space in the underground garage as well as a dedicated storage unit—two highly sought-after assets in central Marbella. From an investment perspective, this property represents a secure asset class. Real estate in frontline beach positions within Marbella center is strictly limited by space, ensuring excellent capital growth and long-term value preservation. With the added security of an active tourist license, this apartment stands as a turn-key opportunity for buyers looking to generate immediate rental yields or secure a premium asset in one of Europe's most resilient micro-markets. The included interior images are visualizations (renderings) designed to showcase the immense potential of this apartment after modernizing it. These serve as inspiration for future design possibilities. Middle Floor Apartment, Marbella, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 186 m<sup>2</sup>, Terrace 55 m<sup>2</sup>. Setting : Beachfront, Beachside, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Marina. Orientation : South. Condition : Good. Climate Control : Air Conditioning. Views : Beach, Panoramic. Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Double Glazing. Furniture : Not Furnished. Kitchen : Fully Fitted. Parking : Underground, Garage, Covered, Private. Utilities : Electricity, Drinkable Water. Category : Beachfront, Investment, Luxury, Resale.

### Расположение

- ✓ Первая линия пляжа
- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Порт

### ВИД

- ✓ Пляж
- ✓ Панорамный

### Парковка

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом
- ✓ Приватная

### ОРИЕНТАЦИЯ

- ✓ Юг

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Двойные стеклопакеты

### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

### Состояние

- ✓ Хорошее

### Мебель

- ✓ Без мебели

### Категория

- ✓ Первая линия пляжа
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа

### Климат-контроль

- ✓ Кондиционер

### Кухня

- ✓ Полностью оборудованная

































