

## Sales - Apartment - Marbella

# 450.000€

**Marbella**

**Apartment**

**Community: 1,800 EUR / year IBI: 400 EUR / year**

**Rubbish: 93 EUR / year**



**1**



**1.5**



**86 m2**

This beachfront studio offers unparalleled sea views. A double-size terrace offers plenty of opportunity to enjoy the fantastic weather in Marbella. The community is well run, has several communal pools as well as play areas. It has an LPO/touristic license and also has fantastic rental income, ideally suited for any investor. An office + extra shower of 16 metres is rented from the community at €1200 per year indefinitely. It is directly connected to the studio itself, the rental contract can be taken over by the new owner. It offers the owner of the apartment the opportunity to turn the studio into a 1 bedroom en-suite bathroom apartment at an extremely low price, but it cannot be sub-rented out.

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Beachfront

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Panoramic
- ✓ Pool

### Garden

- ✓ Communal

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Private Terrace

### Security

- ✓ 24 Hour Security

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Communal



































