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MARBELLA

340,000 €

REFERENCE R5241808

Exquisite Marbella Apartment: Panoramic Views, Prime Location, & Exceptional Investment Potential

2	1	83 m²
BEDROOMS	BATHROOMS	BUILT













Description

Exquisite Marbella Apartment: Panoramic Views, Prime Location, & Exceptional Investment Potential

Please note: This exclusive property is currently tenanted until February 2027; therefore, viewings are not available until that date. We kindly inform you that the accompanying images serve as an illustrative guide and do not reflect the property's current internal condition, presenting an exciting opportunity for personalization and modernization.

Imagine waking to an unparalleled vista: a mesmerizing 180° panoramic spectacle blending Marbella's sophisticated cityscape, the majestic Sierra Blanca mountains, and the shimmering Mediterranean Sea. This isn't just a view; it's a living canvas, defining luxury living in Southern Spain. Located in the heart of Marbella, a jewel of the Costa del Sol, this generous 80 m² apartment boasts a privileged central position just 300 metres from Playa de la Fontanilla's golden sands and the vibrant urban centre. It offers an unbeatable fusion of convenience, coastal charm, and lifestyle potential.

The residence's strategic placement ensures seamless access to amenities defining a luxurious and convenient lifestyle. Positioned near the new Marbella Municipal Stadium—undergoing renovation into a 10,000-seat UEFA Category 4 venue by 2026-2027—and the distinguished Teatro Ciudad de Marbella, a 480-seat cultural epicentre, residents enjoy vibrant entertainment. Essential services are at your doorstep: bus stops, supermarkets, and esteemed schools a mere 25 metres away. Easy A-7 motorway access facilitates swift journeys to glamorous Puerto Banús or Málaga International Airport, placing the best of Andalusia within reach.

In a dynamic real estate market where Marbella apartments have demonstrated remarkable resilience and growth, experiencing an impressive 15% price appreciation in 2025 alone, this property stands out as a strong investment. It promises robust financial returns with average rental yields projected between 6-11%. This represents a compelling opportunity to secure a high-performing asset in one of the world's most coveted luxury destinations, offering both capital appreciation and significant passive income potential.

Boasting impressive 2.7m high ceilings, this second-floor residence (with convenient lift access) radiates an exceptional sense of space and light. Its unique triple-aspect orientation—south, east, and west—ensures interiors are perpetually bathed in natural light, creating an uplifting ambience. The current layout is practical and inviting, featuring an entrance hall, two generously proportioned bedrooms with fitted wardrobes, a well-appointed bathroom, an independent kitchen, and an expansive living-dining room ideal for entertaining. A captivating 12 m² private terrace extends the living space outdoors, serving as your personal sanctuary for enjoying panoramic views and Marbella's glorious climate.

While this property presents a superb opportunity for bespoke modernization, its inherent quality is undeniable. Free from dated 'gotelé' wall finish, its metallic structural elements offer a chic industrial-style aesthetic. The layout offers unparalleled potential for transformation – easily reconfigured into a more expansive three-bedroom, two-full-bathroom layout, meticulously tailored to contemporary luxury living. Our detailed renovation plans are available to inspire your vision, guiding you toward creating a truly contemporary and sophisticated haven.

This outstanding second-hand property is in impeccable structural condition, ready to be transformed by your discerning personal touch. It represents not just an apartment, but an infinite possibility in an unsurpassable location. Seize this unparalleled opportunity to acquire a truly exceptional asset for the astute investor or discerning future homeowner. Contact Luxury Realty today to unlock the full potential of this extraordinary Marbella residence and embark on your journey to owning a piece of Southern Spain's most exclusive lifestyle.

Details

Reference	R5241808	Property Type	Apartment

Status	Sale	Price	340,000 €
Bedrooms	2	Bathrooms	1
Build size	83 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Mountain views, Private garden, Lift, Parking

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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