

MARBELLA

380,000 €

REFERENCE R5419693

An Exquisite Urban Retreat: Fully Renovated Two-Bedroom Apartment with Tourist Licence in the Heart of Marbella

2	1	45 m²
BEDROOMS	BATHROOMS	BUILT













Description

Luxury Realty proudly presents a truly exceptional opportunity in one of Southern Spain's most coveted locations. This meticulously renovated two-bedroom apartment offers the quintessential Marbella experience, presenting itself as either an astute investment vehicle or an impeccable pied-à-terre for the discerning buyer. Nestled in the vibrant heart of Marbella, this property encapsulates the allure of Mediterranean living, blending modern sophistication with unparalleled convenience.

Marbella, a jewel on the Costa del Sol, is synonymous with luxury, glamour, and an enviable lifestyle. Renowned for its sun-drenched beaches, world-class marinas, championship golf courses, and a vibrant culinary scene, it attracts an international clientele seeking both relaxation and exhilaration. From the historical charm of its Old Town to the bustling sophistication of Puerto Banús, Marbella offers a dynamic backdrop for an exclusive life. This apartment places you at the very core of this captivating city, allowing you to immerse yourself fully in its unique rhythm and charm.

Spanning a thoughtfully designed 45 square meters, this charming apartment has undergone a comprehensive, high-quality renovation, transforming it into a contemporary haven. Every detail has been carefully considered to maximize comfort, functionality, and aesthetic appeal. Located just a leisurely stroll from the azure waters of the Mediterranean, the picturesque promenade, an array of exquisite restaurants, chic boutiques, and the enchanting historic Old Town with its iconic Plaza de los Naranjos, its location is simply unbeatable.

Step inside to discover a bright and inviting living space, characterized by an open-plan design that fosters a sense of spaciousness and connectivity. The living room flows seamlessly into a fully equipped, modern open kitchen, featuring sleek cabinetry, premium appliances, and ample counter space. This integrated design is perfect for both everyday living and entertaining, allowing hosts to engage with guests while preparing meals. Natural light floods the area, enhancing the contemporary finishes and creating a warm, welcoming ambiance.

The apartment boasts two serene bedrooms, each thoughtfully designed to provide a peaceful sanctuary after a day of exploring or enjoying Marbella's vibrant scene. Fitted wardrobes in both bedrooms offer excellent storage solutions, ensuring a clutter-free environment and enhancing the feeling of spaciousness. The practical and comfortable layout ensures that every square meter is utilized efficiently, providing a comfortable and intimate living experience.

The single bathroom is a testament to modern design, featuring both a luxurious bath and a convenient walk-in shower. Finished with high-quality fixtures and contemporary tiling, it offers a spa-like experience, perfect for relaxation. The entire apartment is equipped with air conditioning, ensuring comfort throughout the seasons, from the warmth of the Andalusian summer to the mild winter days. This property is truly 'turn-key,' meaning it is fully renovated, impeccably presented, and ready for immediate occupancy or rental, requiring no further investment or effort from its new owner.

The location of this property is, without doubt, one of its most compelling attributes. Situated in an unrivalled central position within Marbella, residents can effortlessly enjoy everything the city has to offer on foot. Imagine starting your day with a short walk to the beach, feeling the sand between your toes, or enjoying a coffee at one of the many beachfront chiringuitos. Stroll along the bustling promenade, explore the labyrinthine streets of the Old Town, discover hidden tapas bars, or indulge in some retail therapy at the high-end boutiques that line the avenues.

The proximity to Plaza de los Naranjos means you are moments away from historical landmarks, charming cafes, and a vibrant evening atmosphere. This central hub of activity ensures that whether you seek cultural immersion, gastronomic adventures, or simply the convenience of urban living, it is all at your doorstep. The ease of access to such a diverse range of amenities makes this apartment not just a home, but a gateway to a coveted Mediterranean lifestyle.

Beyond its charm as a personal residence, this apartment represents an outstanding investment opportunity, primarily due to the inclusion of a transferable tourist licence (licencia turística). In Marbella's highly sought-after rental market, properties with valid tourist licences are invaluable assets, unlocking significant rental potential. The demand for quality short-term accommodation in such a prime central location is consistently high, ensuring a strong occupancy rate and attractive rental yields.

This turn-key apartment is primed for immediate rental income, making it a truly 'hands-off' investment for those looking to capitalize on Marbella's thriving tourism industry. Whether you envision it as a high-yield short-term rental property, a stable

long-term lease, or a flexible combination of personal use and rental income, its privileged location and official tourist licence position it as a secure and lucrative asset. For investors seeking a blend of luxury, location, and profitability in Southern Spain, this offering is truly exceptional.

While discreetly positioned on the second floor of an interior building, ensuring a quiet escape from the lively streets below, this small trade-off in the absence of a lift is more than compensated by the apartment's numerous advantages, including its unparalleled location and the inherent value of its tourist licence. This unique combination makes it an ideal choice for personal use as a convenient holiday bolthole, offering a peaceful retreat within the city's heart, or as a robust income-generating property.

Given its unique blend of premium renovation, unbeatable central location, and significant rental potential bolstered by a valid tourist licence, Luxury Realty highly recommends a viewing. This is a rare chance to acquire a piece of Marbella's vibrant heart, promising both a luxurious lifestyle and a sound investment. Do not miss the opportunity to secure this exquisite urban gem.

Details

Reference	R5419693	Property Type	Apartment
Status	Sale	Price	380,000 €
Bedrooms	2	Bathrooms	1
Build size	45 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Parking