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MARBELLA

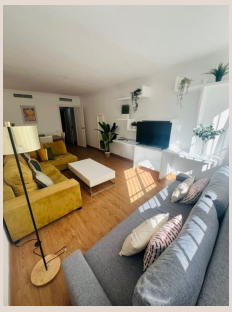
361,000 €

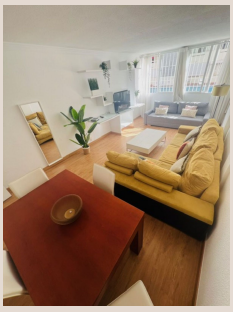
REFERENCE R5535028

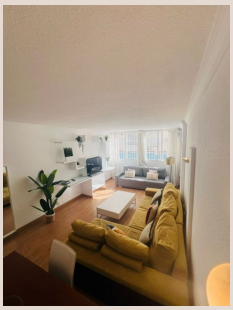
# Discover Your Mediterranean Dream: Exclusive Investment & Lifestyle in Marbella

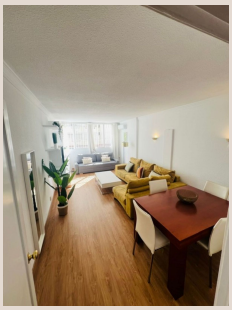
| 1 | 1 | 79 m² |
|---|---|---|
| BEDROOMS | BATHROOMS | BUILT |













# Description

## Discover Your Mediterranean Dream: Exclusive Investment & Lifestyle in Marbella

Welcome to an exceptional opportunity from Luxury Realty. This meticulously maintained first-floor apartment in Marbella, Southern Spain, offers both luxurious living and savvy investment potential. Nestled in one of Marbella's most coveted locales, this exquisite residence promises comfort, convenience, and considerable profitability.

Marbella, a jewel on the Costa del Sol, is globally renowned for its glamorous lifestyle, pristine beaches, and vibrant culinary scene. It’s a destination attracting discerning visitors and residents, ensuring consistent demand for premium accommodations. This property is a gateway to experiencing the best of Marbella, offering a unique blend of personal sanctuary and a robust income-generating asset.

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### Adaptable Design: The Potential for a Second Bedroom

Currently configured as a sophisticated one-bedroom haven, this apartment boasts intelligent design offering remarkable flexibility. A standout feature is the verified potential to effortlessly convert the layout into a spacious two-bedroom residence. This transformative possibility is not speculative; it has been successfully implemented in multiple comparable units within the same esteemed building, demonstrating feasibility and aesthetic integration. This adaptability significantly enhances the property's value, catering to varied needs for an additional guest room, home office, or children's bedroom, ensuring your investment remains relevant and desirable.

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### Elegant Interiors Bathed in Light

Step inside to discover interiors exuding warmth and style. The apartment features elegant parquet flooring, lending classic sophistication underfoot. Practicality meets luxury with cleverly integrated built-in wardrobes: one in the entrance hall, and a generously proportioned one in the main bedroom, ensuring ample storage. An efficient electric water heater provides modern comfort.

The east-facing orientation is a true highlight, inviting gentle morning sun to flood the apartment with natural light, ensuring a bright and cheerful atmosphere until early afternoon. From your windows, enjoy serene views overlooking the complex's meticulously maintained swimming pool, offering a tranquil backdrop and a sense of resort-style living.

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### Premium Amenities & Unrivaled Marbella Location

Beyond the apartment's private confines, residents benefit from superior building amenities. A dedicated concierge service provides added convenience and security. The communal swimming pool serves as a refreshing oasis, perfect for leisurely swims or soaking up the Spanish sunshine. A private parking space within the same building is an invaluable asset in prime Marbella, offering peace of mind and effortless accessibility.

Perhaps the property’s most compelling attribute is its truly unparalleled location. Imagine stepping out and being mere moments from the soft sands and sparkling waters of the Mediterranean Sea. This isn't just "walking distance"; it's an invitation to embrace the quintessential Marbella lifestyle. Stroll the promenade, indulge in world-class dining, or explore chic boutiques and local shops. The vibrant heart of Marbella, with its bustling squares and historic charm, is easily accessible, as are essential services and transport links. This prime positioning ensures everything you desire is within effortless reach.

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### High-Yield Short-Term Rentals with Tourist License

For the astute investor, this property represents an exceptionally attractive proposition. Crucially, it comes with a valid tourist rental license already in place. This significant advantage streamlines the process of entering the lucrative short-term rental

market. All that's required is a simple change of ownership, eliminating lengthy and complex application procedures. Marbella's enduring popularity guarantees high demand for quality holiday accommodations, translating into excellent potential for generating substantial passive income. Whether envisioned as a personal holiday retreat or a full-time income-generating asset, this apartment is perfectly poised to deliver impressive returns.

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This magnificent apartment is more than just a property; it's an investment in a lifestyle and a future. It offers the perfect blend of luxurious comfort, strategic flexibility, and robust profitability in one of Southern Spain's most desirable locations. Contact Luxury Realty today to discover how this exceptional Marbella gem can fulfill your dreams of Mediterranean living and smart investment.

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## Details

| | | | |
|---|---|---|---|
| Reference | R5535028 | Property Type | Apartment |
| Status | Sale | Price | 361,000 € |
| Bedrooms | 1 | Bathrooms | 1 |
| Build size | 79 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Pool, Air conditioning, Lift, Parking, Holiday Home, Investment, Resale

## Personal advice

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

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