+34 604 489 646
info@luxury-realty.com
luxury-realty.com



GUADALMINA ALTA

449 000 €

[redacted] R5543041

[redacted] Guadalmina Alta

3	3	196 m²	25 m²
[redacted]	[redacted]	[redacted]	[redacted]











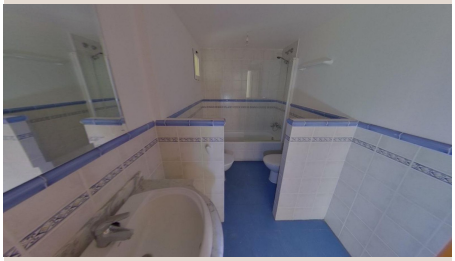

■■■■■■■■

SPACIOUS 3-BEDROOM APARTMENT WITH TERRACES IN GUADALMINA ALTA, MARBELLA – INVESTMENT OPPORTUNITY **TENANTED PROPERTY – INVESTMENT OPPORTUNITY WITH EXISTING RENTAL INCOME.** Spacious 196 m² apartment located in Guadalmina Alta, Marbella, within a well-established residential area surrounded by golf courses, landscaped gardens and excellent local amenities. The property is situated on the first floor of a residential complex built in 2004, featuring a communal swimming pool, beautifully maintained gardens, a lift and pleasant communal areas. The apartment offers a comfortable and practical layout comprising a generous living and dining room with access to the terrace, a separate fully fitted kitchen equipped with an oven, ceramic hob and extractor fan, three bedrooms with fitted wardrobes and three bathrooms. The property benefits from two terrace areas totalling approximately 24 m², estimated from the available floor plan, offering pleasant open views over the communal gardens and surrounding residential environment. Additional features include marble flooring, heating, spacious interiors and a 10 m² underground parking space within the same building. **PRIME LOCATION** Guadalmina Alta is one of Marbella's most established residential areas, particularly appreciated for its peaceful atmosphere, golf courses and convenient proximity to San Pedro de Alcántara. The apartment enjoys excellent road connections via the A-7, N-340 and AP-7, as well as nearby public transport services. Supermarkets, schools, sports facilities, restaurants, pharmacies, medical centres and a wide range of everyday amenities are all within easy reach. **INVESTMENT INFORMATION** The property is currently rented, generating a monthly rental income of €1,398.85, equivalent to €16,786.20 per year. Based on an asking price of €449,000, this represents an approximate gross rental yield of 3.74% per annum, before taxes and expenses. According to the information provided, the tenants have stable employment and a history of regular rental payments. **IMPORTANT PURCHASE CONDITIONS** The apartment is being sold with tenants in place and is subject to the existing tenancy agreement and applicable tenants' statutory rights, including any right of first refusal where applicable. Interior viewings are currently unavailable. This restriction may prevent an official mortgage valuation and may limit the availability of conventional mortgage financing secured against the property. The property will be transferred as a whole, in its current physical, legal, registry, cadastral and planning condition, subject to the seller's contractual terms and applicable legislation. **An opportunity for investors seeking an income-generating residential property in one of Marbella's established golf residential locations.** Contact us for further information and ■details ■regarding ■the ■purchasing conditions. *The ■asking ■price ■excludes ■taxes ■and purchasing ■costs. ■Terrace measurements ■are ■approximate. All ■information ■is ■provided ■for guidance only, ■is ■non-contractual ■and ■subject ■to ■verification.*

■■■■■■

■■■■■■■■	R5543041	■■■ ■■■■■■■	■■■■■■■■■■■
■■■■■■■	■■■■■■■	■■■■	449 000 €
■■■■■■■	3	■■■■■■	3
■■■■■■■	196 m²	■■■■■■■	–
■■■■■■■	25 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■ ■■■, ■■■■■■■■, ■■■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella