

# ALL IN real estates



## Penthouse in Miraflores

Bedrooms	<b>2</b>	Bathrooms	<b>2</b>	Built	<b>165m2</b>	Terrace	<b>50m2</b>
<b>R5318863</b>		<b>Penthouse</b>		<b>Miraflores</b>		<b>469.000€</b>	

Stunning Penthouse with Panoramic Views in Miraflores — Tourist License Ready for Vacation Rentals Discover an exceptional penthouse in the peaceful upper area of Miraflores, just a short drive from Marbella. This immaculate 125 m<sup>2</sup> home with a 50 m<sup>2</sup> terrace offers 2 spacious bedrooms, 2.5 bathrooms (including a master en-suite), 2 terraces (east and with seaviews 10 m<sup>2</sup> and west with golfviews 40m<sup>2</sup>), an open-plan living/dining area that opens directly onto the main terrace, a fully fitted kitchen and a separate laundry room. From the front terrace enjoy sweeping panoramic vistas; from the main terrace soak in tranquil views over Miraflores Golf. Set within a secure gated community with manicured gardens and a heated communal pool, the apartment is perfectly placed for both relaxation and convenience — only 5 minutes from public transport, restaurants, beach clubs, supermarkets and pharmacies. Golf enthusiasts are spoilt for choice with top courses nearby including Miraflores, Santa Clara and Golf Río Real. A clear advantage for investors: the property comes with a tourist license (licencia turística) in place, enabling lawful short-term vacation rentals from day one. This makes the penthouse ideal for high-yield holiday lets and maximizes rental income potential on the Costa del Sol while reducing the lead time and bureaucracy for starting a vacation rental business. Key features - Built area: 125 m<sup>2</sup>; Terrace: 50 m<sup>2</sup> - 2 bedrooms (master en-suite), 2.5 bathrooms - 2 terraces , east orientated 10 m<sup>2</sup> and west orientated 40 m<sup>2</sup>. - Open-plan living/dining with direct terrace access - Fully

fitted kitchen + separate laundry room - Panoramic and golf-course views (Miraflores Golf) - Gated community with manicured gardens and heated communal pool - Tourist license in place — ready for short-term vacation rentals - Approx. 5 minutes to public transport, dining, beach clubs, shops and pharmacies - Close to top golf courses: Miraflores, Santa Clara, Golf Río Real - Excellent rental income potential for short- or long-term lets Call us ASAP for a viewing , keys are in the office.

Covered Terrace  
Ensuite Bathroom  
Near Church  
WiFi

Covered Terrace  
Fiber Optic  
Near Transport

Double Glazing  
Marble Flooring  
Private Terrace