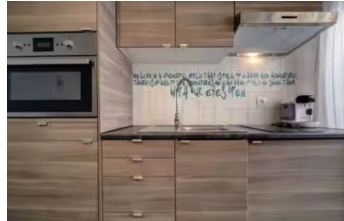


# ALL IN real estates



## Middle Floor Apartment in Marbella

Bedrooms **4**

Bathrooms **2**

Built **122m<sup>2</sup>**

Terrace **30m<sup>2</sup>**

**R5422309**

**Middle Floor  
Apartment**

**Marbella**

**557.000€**

Two Independent Apartments Sold Together – Tourist Licences & Proven Rental Income €24k–€30k/year – Marbella Excellent investment opportunity — two fully independent apartments sold as one property, each with its own tourist licence, separate electricity meters, separate entrances and separate balconies. This is a rare and highly flexible opportunity: live in one and rent the other, rent both separately, or rent them together. Both apartments have been successfully operated as holiday and seasonal rentals for many years. Key Features Total 122 m<sup>2</sup> built 4 bedrooms across both units 2 bathrooms Two separate balconies Fully furnished and equipped (including all linens, towels, kitchenware, etc.) Both units have heat pump (hot/cold) Electronic locks for easy self check-in First floor exterior with lift Communal swimming pool and gardens West orientation Investment Highlights Two independent tourist licences (active for approx. 10 years) Demonstrable annual rental income: €24,000 – €30,000 Possibility to transfer the Airbnb profile with excellent reviews Ready to rent from day one Very low running costs (Community €130/month with water included | IBI €630/year) Location Convenient and well-connected area near General López Domínguez street, close to the health centre, schools, Mercadona, the beach and all amenities. A versatile and profitable property that offers multiple options for investors or families looking for a flexible solution in Marbella. Viewing highly recommended.

Access for people with reduced mobility  
 Double Glazing  
 Fitted Wardrobes  
 Near Church  
 WiFi

Access for people with reduced mobility  
 Ensuite Bathroom  
 Lift  
 Near Transport

Covered Terrace  
 Fiber Optic  
 Marble Flooring  
 Private Terrace