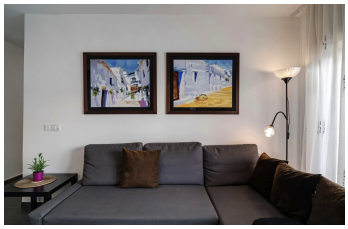
ALL IN real estates



Middle Floor Apartment in Marbella

Bedrooms	4	Bathrooms	2	Built	122m2	Terrace	30m2

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 m² 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	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Near Church	Near Transport	Private Terrace
WiFi		