



### MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN LAS BRISAS

📍 Las Brisas

REF# BEMR4855384 €260,000

BEDS

2

BATHS

1

BUILT

61 m<sup>2</sup>

Discover the perfect opportunity for rental investment with this semi-renovated property that offers immense potential. While the kitchen and bathroom are still in need of some reforming, they remain fully functional, allowing for immediate occupancy or rental. The property boasts ambient lighting in both the hall and living room, creating a warm and inviting atmosphere that enhances the overall appeal. With two spacious double bedrooms, this home is designed to accommodate families or groups, making it an attractive option for short-term or long-term rentals.

The living room is equipped with split air conditioning, ensuring comfort during the warm summer months, while the south orientation guarantees an abundance of natural sunlight throughout the day. This feature not only enhances the living experience but also contributes to energy efficiency, making it a cost-effective choice for potential renters. The recently renovated bathroom adds a touch of modernity and convenience, providing a fresh and clean space for residents. The combination of these elements makes this property a desirable option for those looking to invest in a rental that stands out in the competitive market.

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# BROMLEY ESTATES

*Marbella*

Location is key, and this property excels in that regard, situated just a five-minute drive from the vibrant Puerto Banus, known for its luxury shopping, dining, and nightlife. Additionally, it is only ten minutes away from the charming towns of San Pedro and Marbella, offering a variety of amenities and attractions. With easy access to local shops, restaurants, and recreational facilities, this property is not only a great investment but also a fantastic place to live or vacation. Don't miss out on the chance to own a piece of this prime real estate that promises both comfort and convenience.

