



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MARBELLA

📍 Marbella

REF# R5250493 €515,000

BEDS

1

BATHS

1

BUILT

60 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

Discover a unique investment opportunity in the heart of Marbella, in the prestigious Fontanilla area, one of the city's most sought-after locations.

This charming apartment, set right on the beachfront promenade, boasts an unbeatable location with stunning front-line sea views and direct access to Marbella's iconic promenade.

With a built area of 60 m<sup>2</sup>, the property offers a bright south-facing living room, offering abundant natural light and uninterrupted views of the Mediterranean, a terrace, a fully equipped kitchen, one bedroom and one bathroom.

In addition, it has a parking space in the same building, a detail that adds extra value and a convenience that is difficult to match in this highly sought-after area. There is also a communal swimming pool.

The apartment already holds a tourist rental license, making it an excellent option for investors seeking high profitability through holiday rentals. While it is ready to move into, it also represents a fantastic opportunity

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for renovation, allowing you to customize the space and enhance its value and appeal, either as a personal residence or for rental purposes. The apartment has earned a 4.76/5 Airbnb rating from 90+ guests, praised for its amazing location (5/5) by every single guest — reflecting its strong rental demand.

Just a short walk away lies Marbella's charming Old Town, famous for its narrow Andalusian streets, and the Parque de la Alameda, a green oasis perfect for relaxation. The Venus and La Fontanilla beaches are literally a stone's throw away, providing the perfect setting to enjoy the sun, the sea, and the essence of Marbella lifestyle.

### Key Features:

- Beachfront location with direct access to the promenade
- Stunning open sea views
- South-facing with abundant natural light
- Tourist rental license – strong rental performance
- Elevator, communal pool and private parking included
- Steps to cafés, restaurants and Marbella Old Town





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