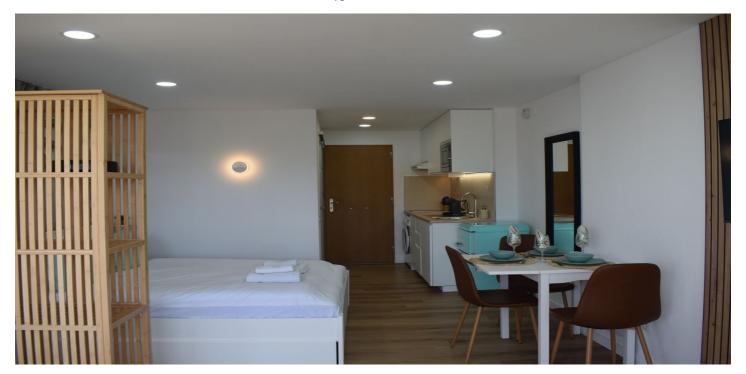




## Lejlighed i midten etage til salg i Marbella, Marbella

235.000€

Reference: R5243896 Soveværelser: 1 Badeværelser: 1 Byg Størrelse: 33m<sup>2</sup> Terrasse: 4m<sup>2</sup>















## Costa del Sol, Marbella

Located in Marbesa, one of Marbella's most sought-after areas, this completely renovated studio is for sale in the iconic Coronado Building. A turnkey property, ready to enjoy or to continue generating income from day one. Comprehensive Renovation & Quality: The property has been renovated from scratch with impeccable workmanship: brand new electrical wiring and plumbing. Its 53 m<sup>2</sup> built (40 m<sup>2</sup> useful) are distributed in a functional space featuring a modern equipped kitchen (including washing machine and dishwasher) and a bathroom with contemporary finishes. The living/sleeping area opens onto a spectacular terrace. Efficiency & Savings: One of the main advantages of this studio is its low running costs: -Centralized hot water: No need for an electric water heater inside the apartment (saving space and maintenance). Both cold and hot water are included in the community fees. -Reasonable Community Fees: Paid semiannually (approx. €600-700 every 6 months), covering maintenance, reception, gardens, and water consumption. -Minimal electricity bill: The average cost is around €33/month. -Low Taxes: IBI (Council Tax) approx. €300/year and Rubbish Tax €93/year. Features & Common Areas: -The Coronado Building (1973). -Spacious gardens and community pool. -Private Gym: For the exclusive use of owners and long-term tenants (not available for short-term holiday renters). -Communal Storage: Designated space on the ground floor to conveniently store beach chairs, sunbeds, and umbrellas. -Easy-access public street parking. -Location: Just a few minutes' walk from the beach, restaurants, and amenities. -Proven Profitability: The apartment comes with an active Airbnb profile and already has bookings and income secured for the 2025 season. Ideal for both personal use and holiday rentals due to its high demand.





## **Funktioner:**

Værktøjsrum

Bar

FunktionerOrienteringKlimakontrolElevatorSydAircondition

I nærheden af transport Kold aircondition

Privat terrasse Varm aircondition

Dobbeltvindue

Wifi Gymnastiksal

Fiberoptik
Synspunkter Indstilling Tilstand

Panoramisk Tæt på golf Fremragende
Have Urbanisering For nylig renoveret

Urban Tæt på havet
Skov Tæt på skoler

Pool Møbel Køkken

Kommunal Fuldt møbleret Fuldt monteret
Børns pool

HaveSikkerhedParkeringKommunalSikkerGade

Kommunal Sikker Gade

Hjælpeprogrammer Kategori

Elektricitet Holiday Homes

Drikkeligt vand Investering

Videresalg