



## Apartamento Planta Media en venta en Marbella, Marbella

235.000 €

Referencia: R5243896 Dormitorios: 1 Baños: 1 Construido: 33m<sup>2</sup> Terraza: 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 semi-annually (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.



## Características:

### Características

Elevar  
Transporte cercano  
Terraza  
Doble acristalamiento  
Wifi  
Gimnasia  
Sala de servicios  
Bar

Fibra óptica

### Vistas

Vistas Panorámicas  
Jardín  
Vistas Urbanas  
Bosque

### Piscina

Comunal  
Piscina para niños

### Jardin

Comunal

### Servicios Públicos

Electricidad  
Agua potable

### Orientación

Sur

### Posición

Cerca del golf  
Urbanización  
Cerca del mar  
Cerca de las escuelas

### Muebles

Completamente Amueblada

### Seguridad

Caja fuerte

### Categoría

Casas de vacaciones  
Inversión  
Reventa

### Climatización

Aire acondicionado  
Fría de aire acondicionado  
A/C caliente

### Estado

Excelente  
Reformado Recientemente

### Cocina

Cocina Equipada

### Aparcamiento

Calle