



## Middle Floor Apartment for sale in Marbella, Marbella

515,000 €

Reference: R5250493 Bedrooms: 1 Bathrooms: 1 Build Size: 60m<sup>2</sup> Terrace: 12m<sup>2</sup>





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## Costa del Sol, Marbella

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 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



## Features:

### Features

Lift  
Double Glazing

### Views

Sea  
Port

### Pool

Communal

### Garden

Communal

### Category

Bargain  
Beachfront

### Orientation

South

### Setting

Commercial Area  
Beachside  
Close To Sea  
Close To Shops  
Beachfront  
Town  
Port  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Electric Blinds

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground