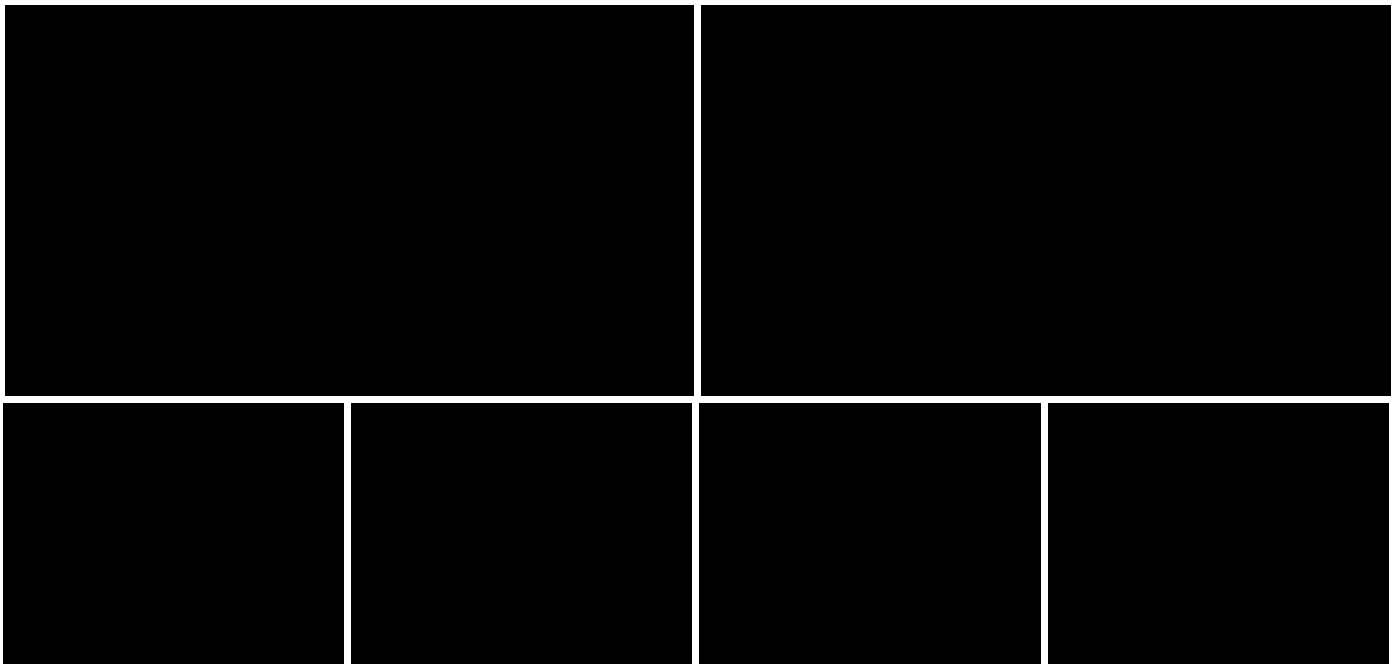


MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MARBELLA

Marbella

REF# R5243896 – 235.000€

1	1	33 m²	4 m²
Beds	Baths	Built	Terrace

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 m² built (40 m² 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.

