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Sols

Marbella



Chambres: 1	Salles de bains: 1	M²: 59	Prix: 295 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5048923	Publish date: 12.06.25

Vue d'ensemble:We offer you this magnificent opportunity to acquire this stunning studio, ideal for those seeking comfort, modern design, and an unbeatable location. Located on the ground floor, it has a surface area of □□59 m², distributed between: a bathroom, a spacious living-dining-bedroom (the bedroom has been used as a dressing room, and the bed has been placed in the living room, but it can be arranged however you prefer), a fully equipped kitchen, as well as a fabulous 15 m² covered terrace (accessed from the living room) with a round table and chairs for 4 people, and a low table with comfortable seating, two armchairs, and a sofa around it, perfect for relaxing and enjoying the good weather without leaving home. This home is located within a complex with a communal pool, well-maintained gardens, a tennis court, and a bar, as well as ample communal parking. The property is delivered fully furnished, making it ideal for obtaining a high return (minimum 8%) as it has a tourist license. It is strategically located, surrounded by restaurants, supermarkets, schools, and sports facilities, very close to the Guadalpín Banús Hotel, and 10 minutes from Puerto Banús. It also has easy access to the highway and the N-340, with bus stops just a few meters away (lines 8 and 13), thus having all the amenities at your fingertips. Ready to move into, with everything in perfect condition, offering a series of features that make it unique and perfect for building your new

home or for a tourist investment, as it has a license. Thanks to its westward orientation, you will enjoy pleasant natural light from the afternoon sun that will bathe every room. Want to know more? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to price change, sale, or withdrawal from the market. For more information, please do not hesitate to contact us. CONTACT US, WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not have to pay any fees for management or real estate advice. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price.

Caractéristiques: