



## Penthouse for sale in San Pedro de Alcántara, Marbella

**549.000 €**

Reference: R5032216 Bedrooms: 6 Bathrooms: 2 Build Size: 260m<sup>2</sup> Terrace: 137m<sup>2</sup>




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## Costa del Sol, San Pedro de Alcántara

Strategic Investment in Marbella: Licensed Tourist Penthouse with Rooftop Terrace - constant flow of guests with over 90% occupancy - proven high profitability. Bright Penthouse with Rooftop in the heart of San Pedro de Alcantara, Marbella Exclusive penthouse of 123 m<sup>2</sup> in the heart of San Pedro de Alcantara (Marbella), ideal for those who want a solid investment, profitable and with all the potential in place, or for large families looking for space, comfort and quality of life. Located on a fourth floor without lift, but with an approved project for its installation within 1 to 2 years, which adds even more value for the future. Currently the property is destined for tourist use, being exploited as accommodation by rooms, generating excellent annual profitability through Airbnb and Booking. And the most important thing: it has a valid TOURIST LICENSE !!!! The penthouse offers 6 spacious bedrooms, 2 full bathrooms, plenty of natural light throughout the day and a spectacular Rooftop style terrace, perfect for enjoying the weather, socialising or further enhancing its appeal to guests. Outstanding features: - 6 fully functional bedrooms - 2 full bathrooms - 123 sqm built area - 137 m<sup>2</sup> private rooftop terrace - Fourth floor (without lift) - Incredible sun exposure and ventilation - Active tourist licence - Excellent demonstrable profitability - Privileged location, surrounded by shops, bars, restaurants and all services. An urban gem with style, location and proven profitability, ideal for those looking to invest with vision and immediate results! Contact us for more information or to arrange a viewing.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Armadi a muro  
Wifi  
Ripostiglio  
Autobus di cortesia  
Vicino alla chiesa  
Fibra ottica

### Viste

Città

### Cucina

Completamente arredata

### Valutazione energetica

D

### Orientamento

Est  
Sud

### Collocamento

Area commerciale  
Vicino ai negozi  
Vicino alle scuole  
Città

### Utility

Elettricità  
Acqua potabile  
Gas

### Valutazione delle emissioni di CO2

E

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c  
Camino

### Condizione

Buona

### Categoria

Investimento