



## Ground Floor Apartment for sale in Marbella Town, Marbella

**365,000 €**

Reference: R5256028    Bedrooms: 5    Bathrooms: 4    Build Size: 123m<sup>2</sup>





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## Costa del Sol, Marbella Town

Investment Opportunity – High-Yield Apartment Excellent investment: a 130 m<sup>2</sup> ground-floor property currently divided into several fully renovated units. The property includes: One renovated 1-bedroom apartment One renovated 2-bedroom apartment Two independent studios (in need of renovation) Each unit has independent utility meters and separate private entrances. Three of the units have direct access to the community gardens and swimming pool, while one is accessed through the building entrance. Current income: The two renovated apartments are rented for a total of €2,500 per month. Once the two studios are renovated, they can easily be rented for €800 each, bringing the total monthly income to €4,100. This represents an annual return of over 14% – guaranteed rental income. Located in a gated community on Avenida Alfredo Palma, just steps away from shops, services, and amenities. If you are looking for a property with exceptional profitability, this is one of the best investment opportunities in Marbella. Do not hesitate to contact us for more information.



## Features:

### Features

Fitted Wardrobes

### Setting

Commercial Area

Close To Sea

Close To Schools

Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning

### Condition

Recently Renovated

### Views

Urban

### Pool

Communal

### Kitchen

Fully Fitted

### Utilities

Electricity

Drinkable Water

Telephone

Gas

### Garden

Communal

### Category

Investment