



## Middle Floor Apartment for sale in Marbella, Marbella

235,000 €

Reference: R5243896 Bedrooms: 1 Bathrooms: 1 Build Size: 33m<sup>2</sup> Terrace: 4m<sup>2</sup>





## Costa del Sol, Marbella

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 m<sup>2</sup> built (40 m<sup>2</sup> 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.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Double Glazing  
WiFi  
Gym  
Utility Room  
Bar  
Fiber Optic

### Views

Panoramic  
Garden  
Urban  
Forest

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Schools

### Furniture

Fully Furnished

### Security

Safe

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Street