



## Ático en venta en San Pedro de Alcántara, Marbella

549.000 €

Referencia: R5032216    Dormitorios: 6    Baños: 2    Construido: 260m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Armarios Empotrados  
WiFi  
Lavadero  
Servicio de Autobuses  
Cerca de una Iglesia  
Fibra óptica

### Vistas

Vistas Urbanas

### Cocina

Cocina Equipada

### Calificación energética

D

### Orientación

Este  
Sur

### Posición

Área Comercial  
Cerca de Tiendas  
Cerca de Colegios  
Ciudad

### Servicios Públicos

Electricidad  
Agua Potable  
Gas

### CO2 Emission Rating

E

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Chimenea

### Estado

Buen estado de conservación

### Categoría

Inversion