HI HOMES

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Middle Floor Apartment for sale in Marbella, Marbella

515,700 €

Reference: R5495500 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 138m^2 **Terrace:** 20m^2











Costa del Sol, Marbella

Bedroom Apartment for Sale in Marbella – Investment Opportunity with Tenant in Place

Discover this spacious and modern apartment for sale in Marbella, an especially attractive opportunity for investors looking to acquire a property that is already generating rental income. Built in 2020 and presented in good condition, the residence offers 138 m² of built area and approximately 110 m² of usable interior space, with a comfortable and practical layout comprising three bedrooms and two full bathrooms. The main living area features a generous approximately 25 m² living room opening onto a pleasant 12 m² terrace, providing valuable outdoor space to enjoy throughout the year, together with a fully equipped kitchen.

The bedrooms feature fitted wardrobes, while air conditioning and individual hot and cold climate control via heat pump provide year-round comfort. The apartment is situated on the first floor with lift access, while the building also provides adapted exterior access for people with reduced mobility. A private garage space is included in the price, and residents also benefit from access to a communal swimming pool, adding further convenience and appeal to the property.

The apartment is currently sold with a tenant and an existing tenancy agreement in place, generating rental income of €2,000 per month. According to the information provided by the owner, the rent may be reviewed from May 2027, after which approximately two additional years of the tenancy would remain under the current agreement and applicable regulations. Both the owner and tenant are currently up to date with their respective payment obligations.

This makes the property particularly appealing to investment-focused buyers, as it provides the opportunity to acquire a modern Marbella residence with current gross rental income of €24,000 per year, without the immediate need to source a new tenant. An excellent opportunity to add a three-bedroom, two-bathroom apartment with terrace, parking, communal pool, air conditioning and 138 m² of built area to an investment portfolio, with an existing tenant and established rental income in one of the Costa del Sol's most established and sought-after property markets.

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Features:

Features
Covered Terrace
Lift
Private Terrace

Setting
Urbanisation
Close To Town

Furniture
Fully Furnished

Parking
Garage

Climate Control
Air Conditioning

Condition
Excellent

Kitchen
Fully Fitted

Utilities
Electricity
Drinkable Water
Telephone

Views
Pool
Courtyard

Pool
Communal

Security
Gated Complex

Category
Investment