



## Ground Floor Apartment for sale in Marbella, Marbella

**365,000 €**

### Central

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





## Costa del Sol, Marbella

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:

<b>Features</b>	<b>Climate Control</b>	<b>Views</b>
Fitted Wardrobes	Air Conditioning	Urban
<b>Setting</b>	<b>Condition</b>	<b>Pool</b>
Commercial Area	Recently Renovated	Communal
Close To Sea		
Close To Schools		
Town		
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>
Fully Furnished	Fully Fitted	Communal
<b>Security</b>	<b>Utilities</b>	<b>Category</b>
Gated Complex	Electricity	Investment
	Drinkable Water	
	Telephone	
	Gas	