

# Marbella

## Apartment / Apartamento

€549,000

Ref: X21958



6



2



260 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€549,000 (£475,214)
Transfer tax 7% .....	€38,430 (£33,265)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,298)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,597)
Remainder of deposit to 10% .....	€51,900 (£44,925)
Final Payment of 90% on completion ....	€494,100 (£427,693)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Strategic Investment in Marbella: Tourist Penthouse with Licence and Rooftop Terrace

Exclusive penthouse of 123 m<sup>2</sup> in the heart of San Pedro de Alc ntara (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.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) est  disponible