

## Wohnung zum Verkauf in Marbella, Costa del Sol

4 Schlafzimmer | 2 Badezimmer | 122 m<sup>2</sup> Wohnfläche | 30 m<sup>2</sup> Terrasse | Garten Ya | Pool Ya  
€ 630 IBI | € 1,560 Community fees



### Beschreibung der Immobilie

Two Independent Apartments Sold Together - Tourist Licences & Proven Rental Income  
€24k-€30k/year - Marbella

Excellent investment opportunity — two fully independent apartments sold as one property, each with its own tourist licence, separate electricity meters, separate entrances and separate balconies. This is a rare and highly flexible opportunity: live in one and rent the other, rent both separately, or rent them together. Both apartments have been successfully operated as holiday and seasonal rentals for many years.

#### Key Features

- Total 122 m<sup>2</sup> built
- 4 bedrooms across both units
- 2 bathrooms
- Two separate balconies
- Fully furnished and equipped (including all linens, towels, kitchenware, etc.)

Both units have heat pump (hot/cold)  
Electronic locks for easy self check-in  
First floor exterior with lift  
Communal swimming pool and gardens  
West orientation

#### Investment Highlights

Two independent tourist licences (active for approx. 10 years)  
Demonstrable annual rental incom