



# Penthouse til salg i Marbella

510.000 €

Reference: R5032216 Soveværelser: 6 Badeværelser: 2 Byg Størrelse: 260m<sup>2</sup> Terrasse: 137m<sup>2</sup>





## 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.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Monterede garderober  
Trådløst internet  
Bryggers  
Fiberoptiske  
I nærheden af kirken

Courtesy Bus

### Synspunkter

Urban

### Køkken

Fuldt monteret

### Energi rating

D

### Orientering

Syd

Øst

### Indstilling

Kommercielt område

Tæt på butikker

Tæt på skoler

By

### Hjælpeprogrammer

Elektricitet

Drikkeligt vand

Gas

### CO2 -emissionsklassificering

E

### Klima kontrol

Aircondition

Kold aircondition

Varm aircondition

Ildsted

### Tilstand

godt

### Kategori

Investering