



## Takvåning till salu i Marbella

589 000 €

Referens: R5032216 Sovrum: 6 Badrum: 2 Bygga: 260m<sup>2</sup> Terrass: 137m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

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 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 m2 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

Täckt terrass  
Nära transport  
Privat terrass  
Monterade garderober  
Wifi  
Förråd  
Fiberoptisk  
Nära kyrkan

### Åsikter

Urban

### Kök

Fullmonterad

### Energikär

D

### Orientering

söder  
Österut

### Miljö

Försäljingsområde  
Nära butiker  
Nära skolor  
Stad

### Verktyg

Elektricitet  
Dricksvatten  
Gas

### CO2 -utsläppsgradering

E

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c  
Öppen spis

### Skick

Bra

### Kategori

Investering