

# Penthouse in San Pedro de Alcántara

€499,000

San Pedro de Alcántara, Málaga

Bedrooms: 6 | Bathrooms: 2 | Built: 260 m<sup>2</sup> | Terrace: 137 m<sup>2</sup>



## Overview

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 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.

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## Amenities

Setting: Town, Commercial Area, Close To Shops, Close To Schools

Orientation: East, South

Condition: Good

Climate Control: Air Conditioning, Hot A/C, Cold A/C, Fireplace

Views: Urban

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Utility Room, Courtesy Bus, Near Church, Fiber Optic

Kitchen: Fully Fitted

Utilities: Electricity, Drinkable Water, Gas

Category: Investment

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## Taxes & Fees

Community: €480 per year

IBI: €410 per year

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## Energy certificate

Consumption: D

Emissions: E

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## Contact

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