



## DUPLEX 1 BEDROOM 1 BATHROOM IN MARBELLA

📍 Marbella

REF# R5370376 725.000 €

BEDS

1

BATHS

1

BUILT

69 m<sup>2</sup>

TERRACE

7 m<sup>2</sup>

If you know Marbella, you know that the Skol Building is the heart of the Promenade. This duplex isn't just an apartment; it's one of those rare gems that seldom hit the market with this specific orientation and potential.

What makes this property special:

The first thing that strikes you upon entering are the panoramic views of the entire Marbella coastline. The ground floor welcomes you with impressive double-height ceilings and giant windows that run the entire length and height of the apartment—an exclusive architectural feature that is incredibly hard to find, providing a unique sense of space and elegance. Light floods every corner, and from the living room and its 7 m<sup>2</sup> terrace, you have the whole coast at your feet: the garden, the pools, and in the background, the silhouette of Gibraltar and Africa. Being on a high floor, both privacy and the horizon are guaranteed.

– Layout and Potential (The "Investment Trick"):

– Ground Floor: A bright living area with an open-plan kitchen, perfect for enjoying the sea breeze while

having breakfast under the vastness of the double-height ceiling.

– Upper Floor: Currently features an open-plan bedroom and a full bathroom.

– Boost Your ROI: There is the possibility to completely close off the second floor with a mezzanine floor to create a second bedroom if desired. This way, both bedrooms would enjoy panoramic views. This is a simple upgrade for anyone looking to increase the rental yield and the overall value of the apartment, making the most of this unique space.

– Additional Services: 24-hour reception (total security), two large swimming pools, gardens, and a private "chiringuito" (beach bar) within the complex.

Living without a car with everything at your fingertips:

The location is simply unbeatable. The community offers direct access to the beach and the promenade from the garden and pool area. You are surrounded by the city's best restaurants, exclusive boutiques, banks, and a large park right next door. For added convenience, there is an underground parking garage just across the street. The Marina is only 100 meters away; here, a car is completely optional.

Numbers that convince:

**Rental Profitability:** An estimated gross return of between 8% and 11% per year due to the building's extremely high holiday demand (average occupancy of 80%).

**Minimum Expenses:** The community fee of €180/month includes water and the first 685KW of electricity, which drastically reduces operating costs and maximizes net profit.

**Capital Appreciation:** Frontline property in Marbella Center is a "safe-haven" asset that historically grows between 5% and 7% annually.

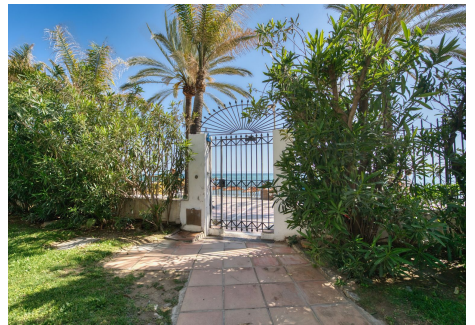
Why is this a great buy?

The Skol is a revenue-generating machine for vacation rentals due to its strategic location and lifestyle. It is a secure investment: frontline property in central Marbella doesn't drop in price—it only goes up.

Come and see it. Photos don't do justice to the light and the exclusive sense of space provided by those double-height windows.

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