



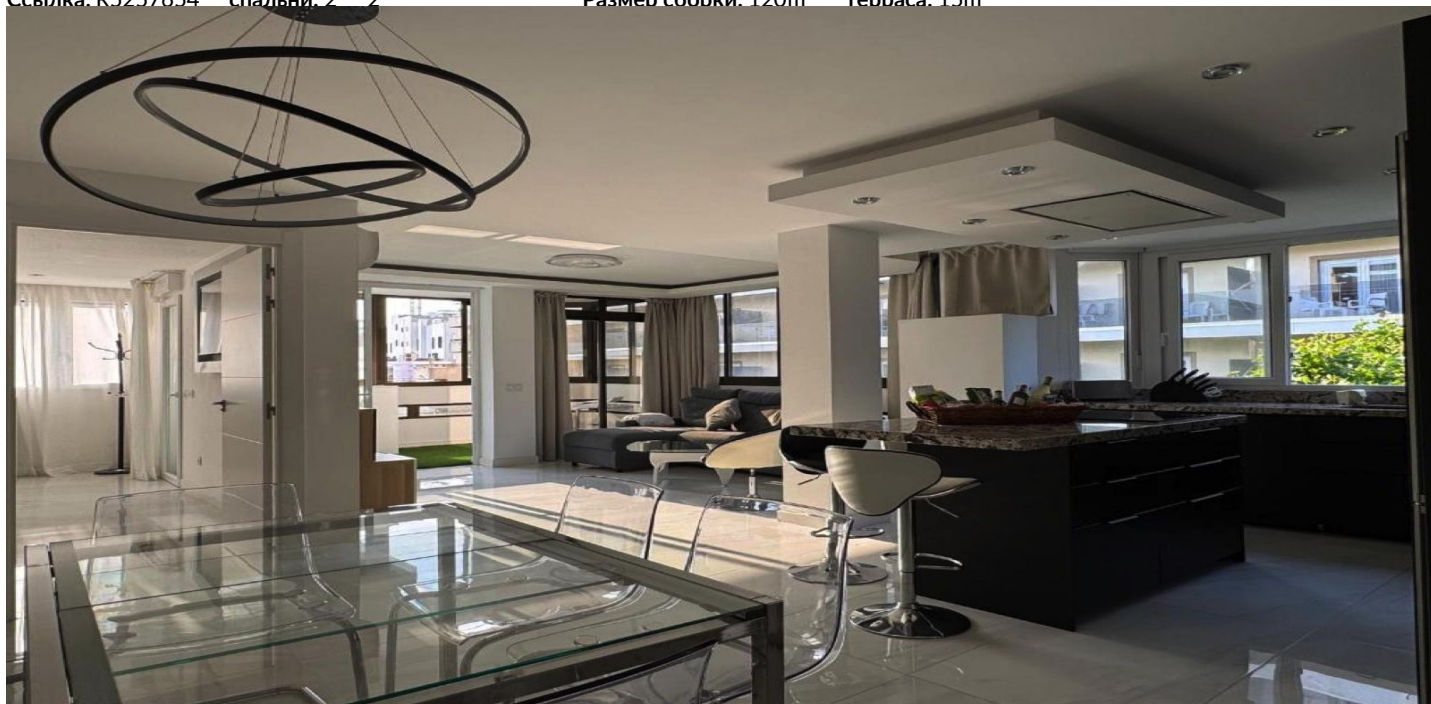
## Middle Floor Apartment for sale in Marbella, Marbella

770 000 €

ванная комната:

Ссылка: R5257654 спальни: 2 2

Размер сборки: 120m<sup>2</sup> терраса: 15m<sup>2</sup>





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## Costa del Sol, Marbella

Fully Renovated Tourist Apartment with Legal Licence and High Profitability – Prime Central Location in Marbella Are you seeking a completely refurbished property in the city centre, with high returns and an active tourist licence? This is your chance! We are offering this exclusive 120 m<sup>2</sup> apartment next to Alameda Park—a historic green oasis in Marbella's heart, featuring botanic gardens, a 1792 fountain, shaded paths, and tiled benches, blending nature with urban charm between the old town and coast. Just 2 minutes from the historic centre and beach, this frontline location ensures year-round demand, surrounded by restaurants, chiringuitos, supermarkets, and services. In a market where Marbella tourist apartments have seen 20% price growth from 2023-2025 and yields of 4-6% (up to 7-10% in prime spots), with Q3 2025 averages at €4,509/m<sup>2</sup>, this property promises strong profitability amid rising tourism. Features include a spacious living room with air conditioning, an open modern kitchen with island, two full bathrooms (one en-suite with jacuzzi), and two bedrooms with AC – all designed for efficiency and comfort. Sold fully furnished as per photos, it's ready for immediate use or rentals. The official VFT tourist licence is transferable, a rare advantage under 2025 regulations requiring community approval and a national code from July 1 for online listings – guaranteeing seamless tourist exploitation without additional paperwork. For tourism companies meeting fiscal requirements, save on the 7% ITP by potentially qualifying for AJD at 1.5-2% if classified as a business asset, representing significant savings. Ideal for professional investors generating stable income, or individuals seeking a second residence with tourist benefits. Start exploiting from day one with ongoing bookings in this high-demand spot – contact us today!



## Характеристики:

### Функции

Покрытая терраса  
Поднимать  
Рядом с транспортом  
Частная терраса  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Wi-Fi  
Джакузи  
Domotics  
Недалеко от церкви  
Волоконно -оптика

### Виды

Сад  
Двор  
Городской  
Улица

### Мебель

Полностью меблирован

### Стоянка

Улица

### Ориентация

Север

### Параметр

Коммерческий район  
Пляжный  
Рядом с гольфом  
Рядом с портом  
Рядом с морем  
Рядом с магазинами  
Рядом с школами  
Пляж  
Город  
Рядом с Мариной

### Кухня

Полностью оснащен

### Климат -контроль

Кондиционер

### Состояние

Отличный  
Недавно отремонтировано  
Недавно отремонтирован

### Безопасность

Система тревоги  
Входчик телефона