



Middle Floor Apartment for sale in Marbella, Marbella

486.000 €

Referenz: R5257609 Schlafzimmer: 1 Badezimmer: 1 Garten: 70m² Terrasse: 12m²





Costa del Sol, Marbella

Fully Renovated Tourist Apartment with Legal Licence and High Profitability – Prime Central Location in Marbella

Are you searching for a completely refurbished property in the city centre, with high returns and an active tourist licence? This is your chance! We are offering this 70 m² 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/m², this property promises strong profitability amid rising tourism.

Features include a spacious living room with air conditioning, an open modern kitchen, a full renovated bathroom, and one bedroom 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, opt for IVA over 7% ITP, saving significantly. 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!



Eigenschaften:

Merkmale

Überdachte Terrasse
Aufzug
In der Nähe des Transports
Private Terrasse
Doppelverglasung
W-lan
Restaurant vor Ort
In der Nähe der Kirche

Glasfaser

Ansichten

Panorama
Garten
Hof
Urban
Straße

Möbel

Voll eingerichtet

Parken

Straße

Orientierung

Nordwesten

Einstellung

Gewerbegebiet
Strand
In der Nähe von Golf
In der Nähe des Hafens
In der Nähe des Meeres
In der Nähe von Geschäften
In der Nähe von Schulen
Strand
Stadt
In der Nähe von Marina

Küche

Voll ausgestattet

Klimakontrolle

Klimaanlage

Zustand

Exzellent
Kürzlich renoviert
Kürzlich renoviert

Sicherheit

Alarmanlage