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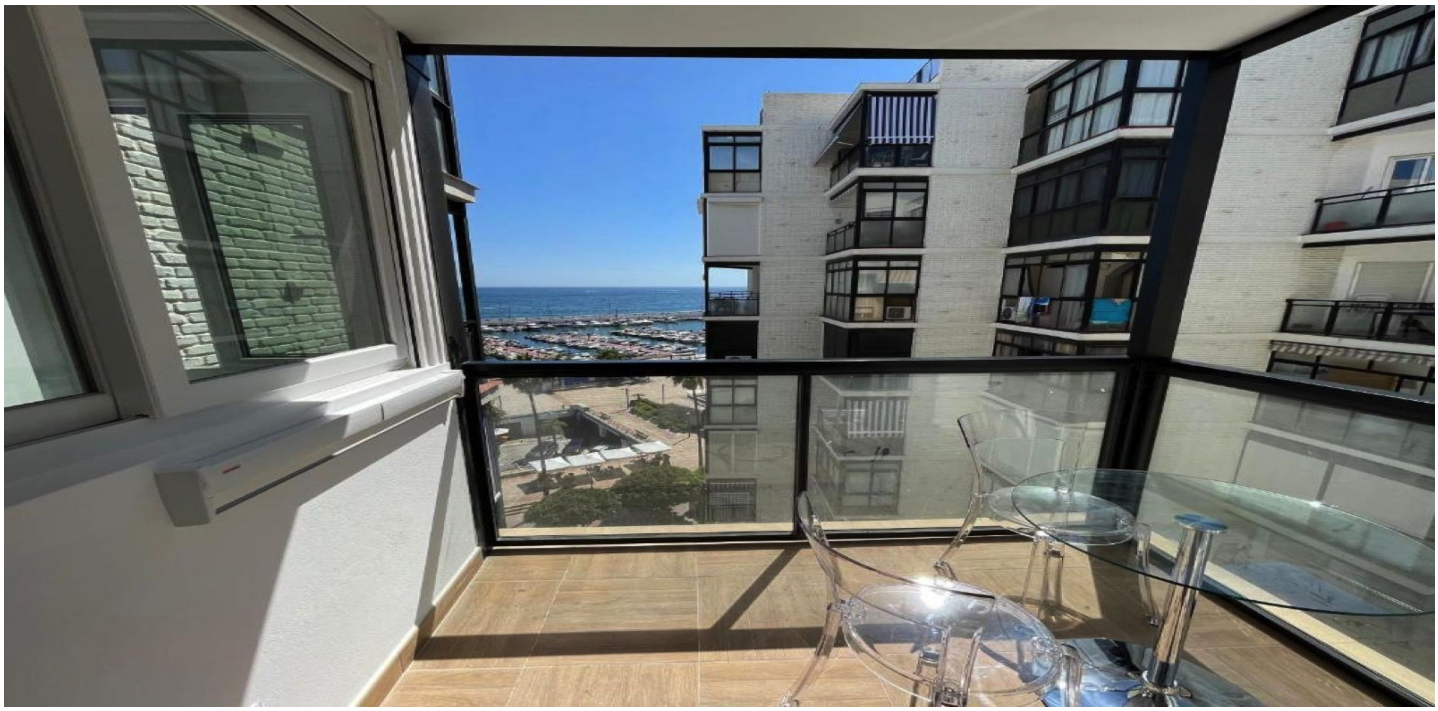
Middle Floor Apartment for sale in Marbella, Marbella

486.000 €

Referenz: R5257660 **Schlafzimmer:** 1 **Badezimmer:** 1 **Garten:** 49m^2 **Terrasse:** 6m^2



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Costa del Sol, Marbella

Legally Authorised Tourist Apartment with Community Approval for Title Transfer – Prime Beachfront Investment in Marbella

Are you seeking a property with sea views, high profitability, and an active tourist licence? This is your chance! We are offering this exclusive 49 m² apartment on Marbella's first-line beachfront, with a balcony providing lateral sea views, fully renovated three years ago, and boasting a proven track record of high rental yields in one of the Costa del Sol's most sought-after locations. Positioned in a vibrant area with direct access to golden sands, chiringuitos, and the promenade, it's just minutes from Puerto Banús' luxury boutiques and nightlife, Estepona's historic old town, or Málaga Airport via the A-7. In a market where Marbella tourist apartments have seen 20% price growth from 2023-2025 and short-term rental yields of 6-11% (peaking during summer with daily rates of €150-€300), this property promises immediate returns amid rising demand for licensed holiday lets.

Features include a spacious living room with air conditioning, a modern equipped kitchen, a fully renovated bathroom, and one bedroom with AC – all designed for comfort and efficiency. Sold fully furnished as per photos, it's ready for immediate use or rentals. The active VFT tourist licence is transferable, a rare advantage under 2025 regulations requiring community approval – ensuring seamless exploitation without additional paperwork.

For companies in the tourism sector 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 investors or businesses, with continuous bookings and top ratings on platforms – the buyer starts earning from day one in this high-demand spot!

A perfect option for year-round living or a reliable investment on the Costa del Sol – contact us today to arrange a viewing.

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Eigenschaften:

Merkmale
Überdachte Terrasse
Aufzug
In der Nähe des Transports
Private Terrasse
Marmorböden
Doppelverglasung
Einstellungsschränke
W-lan
In der Nähe der Kirche
Glasfaser

Orientierung
Süden

Klimakontrolle
Klimaanlage

Ansichten
Meer
Garten
Hafen
Hof
Urban

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
Hafen
Yachthafen
In der Nähe von Marina
Front Line Beach Complex

Zustand
Exzellent
Kürzlich renoviert
Kürzlich renoviert

Möbel
Voll eingerichtet

Küche
Voll ausgestattet

Sicherheit
Alarmanlage
Eingabetelefon

Parken
Straße