



Appartement au milieu à vendre à Marbella, Marbella

770 000 €

Référence: R5257654 Chambres: 2 Bain: 2 Construite: 120m² Terrasse: 15m²





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 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 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!



Spécification:

Caractéristiques

Terrasse couverte
Ascenseur
Près du transport
Terrasse privée
Salle de bain attenante
Sol en marbre
Double vitrage
Armoires ajustées
Wifi
Jacuzzi
Domotique
Près de l'église
Fibre optique

Vues

Jardin
Cour
Urban
Rue

Meubles

Entièrement meublé

Parking

Rue

Orientation

Nord

Paramètre

Zone commerciale
En bord de mer
Près du golf
Près du port
Près de la mer
Proche des magasins
Près des écoles
En bord de mer
Ville
Près de Marina

Cuisine

Entièrement équipé

Climatisation

Climatisation

Condition

Excellent
Récemment rénové
Récemment rénové

Sécurité

Système d'alarme
Téléphone d'entrée