



Middle Floor Apartment for sale in Marbella, Marbella

770.000 €

Reference: R5257654 Bedrooms: 2 Bathrooms: 2 Build Size: 120m² Terrace: 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!



Features:

Özellikler	Oryantasyon	İklim kontrolü
Kapalı teras	Kuzey	Klima
Kaldırmak		
Ulaşım yakınında		
Özel teras		
Ensuite Banyo		
Mermer döşeme		
Çift cam		
Takılmış gardiroplar		
Wifi		
Jakuzi		
Domotik		
Kilise yakınında		
Fiber optik		
Görüşler	Ayar	Durum
Bahçe	Ticari alan	Harika
Avlu	Sahil kenarında	Son zamanlarda yenilenmiş
Kentsel	Golf'e yakın	Son zamanlarda yenilenmiş
Sokak	Limana yakın	
	Denize yakın	
	Dükkanlara Yakın	
	Okullara yakın	
	Sahil	
	Şehir	
	Marina'ya yakın	
Mobilya	Mutfak	Güvenlik
Tamamen mobilyalı	Tam takılmış	Alarm sistemi
Otopark		Giriş telefonu
Sokak		