



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

Kapalı teras
Kaldırmak
Ulaşım yakınında
Özel teras
Ensuite Banyo
Mermer döşeme
Çift cam
Takılmış gardıroplar
Wifi
Jakuzi
Domotik
Kilise yakınında
Fiber optik

Görüşler

Bahçe
Avlu
Kentsel
Sokak

Mobilya

Tamamen mobilyalı

Otopark

Sokak

Oryantasyon

Kuzey

Ayar

Ticari alan
Sahil kenarında
Golf'e yakın
Limana yakın
Denize yakın
Dükkanlara Yakın
Okullara yakın
Sahil
Şehir
Marina'ya yakın

Mutfak

Tam takılmış

İklim kontrolü

Klima

Durum

Harika
Son zamanlarda yenilenmiş
Son zamanlarda yenilenmiş

Güvenlik

Alarm sistemi
Giriş telefonu