



# Apartment mit mittlerer Etage zum Verkauf in Marbella, Marbella

486.000 €

Referenz: R5257609 Schlafzimmer: 1 Badezimmer: 1 Garten: 70m<sup>2</sup> Terrasse: 12m<sup>2</sup>





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## 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 m<sup>2</sup> 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/m<sup>2</sup>, 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