



# Tussenverdieping Appartement te koop in Marbella, Marbella

486.000 €

Referentie: R5257609 Slaapkamers: 1 Badkamers: 1 Perceelgrootte: 70m<sup>2</sup> Terras: 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!



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Dubbele beglazing  
WiFi  
Restaurant op locatie  
Buurt van een kerk  
Optische vezel

### Uitzicht

Weids  
Garden Views  
binnenplaats Bekeken  
Urban Bekeken  
street Views

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

parkeren op straat

### Zonorientatie

Noordwest Zonoriëntatie

### Ligging

Commerciële omgeving  
Dicht bij strand  
Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Eerstelijns strand  
Stad  
Dichtbij jachthaven

### Keuken

Volledig ingerichte keuken

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Beveiliging

Alarmsysteem