



Mellanlägenhet till salu i Marbella, Marbella

486 000 €

Referens: R5257609 Sovrum: 1 Badrum: 1 Bygga: 70m² Terrass: 12m²





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 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, 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!



Funktioner:

Drag	Orientering	Klimatkontroll
Täckt terrass	Nordväst	Luftkonditionering
Lyfta		
Nära transport		
Privat terrass		
Dubbelglas		
Wifi		
Restaurang på plats		
Nära kyrkan		
Fiberoptisk		
Åsikter	Miljö	Skick
Panorama	Handelsområde	Excellent
Trädgård	Strandkant	Nyligen renoverad
Gård	Nära golf	Nyligen renoverad
Urban	Nära hamnen	
Gata	Nära havet	
	Nära butiker	
	Nära skolor	
	Strandkant	
	Stad	
	Nära marina	
Möbler	Kök	Säkerhet
Fullmöblerad	Fullmonterad	Larmsystem
Parkering		
Gata		