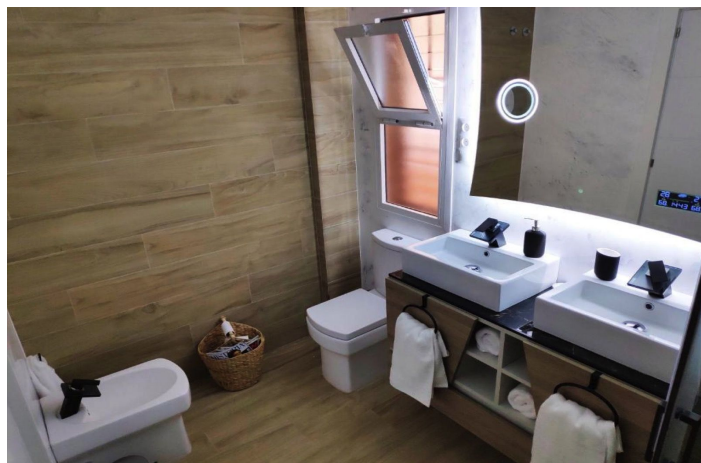




Mellanlägenhet till salu i Marbella, Marbella

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

Täcktt terrass

Lyfta

Nära transport

Privat terrass

Dubbelglas

Wifi

Restaurang på plats

Nära kyrkan

Fiberoptisk

Åsikter

Panorama

Trädgård

Gård

Urban

Gata

Orientering

Nordväst

Miljö

Handelsområde

Strandkant

Nära golf

Nära hamnen

Nära havet

Nära butiker

Nära skolor

Strandkant

Stad

Nära marina

Kök

Fullmonterad

Klimatkontroll

Luftkonditionering

Skick

Excellent

Nyligen renoverad

Nyligen renoverad

Möbler

Fullmöblerad

Parkering

Gata

Säkerhet

Larmsystem