



## Apartment mit mittlerer Etage zum Verkauf in Marbella, Marbella

486.000 €

Referenz: R5257660 Schlafzimmer: 1 Badezimmer: 1 Garten: 49m<sup>2</sup> Terrasse: 6m<sup>2</sup>





## Costa del Sol, Marbella

Legally Authorised Tourist Apartment with Community Approval for Title Transfer – Prime Beachfront Investment in Marbella

Are you seeking a property with sea views, high profitability, and an active tourist licence? This is your chance! We are offering this exclusive 49 m<sup>2</sup> apartment on Marbella's first-line beachfront, with a balcony providing lateral sea views, fully renovated three years ago, and boasting a proven track record of high rental yields in one of the Costa del Sol's most sought-after locations. Positioned in a vibrant area with direct access to golden sands, chiringuitos, and the promenade, it's just minutes from Puerto Banús' luxury boutiques and nightlife, Estepona's historic old town, or Málaga Airport via the A-7. In a market where Marbella tourist apartments have seen 20% price growth from 2023-2025 and short-term rental yields of 6-11% (peaking during summer with daily rates of €150-€300), this property promises immediate returns amid rising demand for licensed holiday lets.

Features include a spacious living room with air conditioning, a modern equipped kitchen, a fully renovated bathroom, and one bedroom with AC – all designed for comfort and efficiency. Sold fully furnished as per photos, it's ready for immediate use or rentals. The active VFT tourist licence is transferable, a rare advantage under 2025 regulations requiring community approval – ensuring seamless exploitation without additional paperwork.

For companies in the tourism sector 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 investors or businesses, with continuous bookings and top ratings on platforms – the buyer starts earning from day one in this high-demand spot!

A perfect option for year-round living or a reliable investment on the Costa del Sol – contact us today to arrange a viewing.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
In der Nähe der Kirche  
Glasfaser

### Ansichten

Meer  
Garten  
Hafen  
Hof  
Urban

### Möbel

Voll eingerichtet

### Parken

Straße

### Orientierung

Süden

### 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  
Hafen  
Yachthafen  
In der Nähe von Marina  
Front Line Beach Complex

### Küche

Voll ausgestattet

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent  
Kürzlich renoviert  
Kürzlich renoviert

### Sicherheit

Alarmanlage  
Eingabetelefon