



## Appartement au milieu à vendre à Marbella, Marbella

486 000 €

Référence: R5257660 Chambres: 1 Bain: 1 Construite: 49m<sup>2</sup> Terrasse: 6m<sup>2</sup>





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## 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Wifi  
Près de l'église  
Fibre optique

### Vues

Mer  
Jardin  
Port  
Cour  
Urban

### Meubles

Entièrement meublé

### Parking

Rue

### Orientation

Sud

### Paramètre

Zone commerciale  
En bord de mer  
Près du golf  
Près du port  
Près de la mer  
Proche des magasins  
Près des écoles  
En bord de mer  
Ville  
Port  
Marina  
Près de Marina  
Complexe de plage de première ligne

### Cuisine

Entièrement équipé

### Climatisation

Climatisation

### Condition

Excellent  
Récemment rénové  
Récemment rénové

### Sécurité

Système d'alarme  
Téléphone d'entrée