



## Mellanlägenhet till salu i Marbella, Marbella

486 000 €

Referens: R5257660 Sovrum: 1 Badrum: 1 Bygga: 49m<sup>2</sup> Terrass: 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.



## Funktioner:

### Drag

Täcktt terrass

Lyfta

Nära transport

Privat terrass

Marmorgolv

Dubbelglas

Monterade garderober

Wifi

Nära kyrkan

Fiberoptisk

### Åsikter

Hav

Trädgård

Hamn

Gård

Urban

### Orientering

Söder

### Miljö

Handelsområde

Strandkant

Nära golf

Nära hamnen

Nära havet

Nära butiker

Nära skolor

Strandkant

Stad

Hamn

Marina

Nära marina

Front Line Beach Complex

### Kök

Fullmonterad

### Klimatkontroll

Luftkonditionering

### Skick

Excellent

Nyligen renoverad

Nyligen renoverad

### Möbler

Fullmöblerad

### Säkerhet

Larmsystem

Posttelefon

### Parkering

Gata