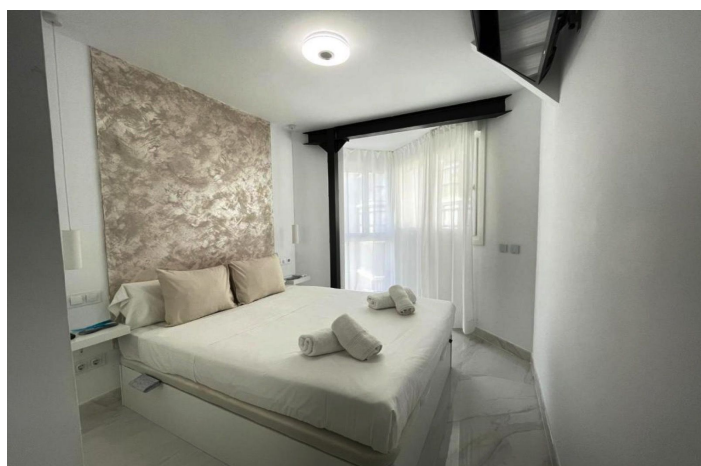




## Middle Floor Apartment for sale in Marbella, Marbella

486.000 €

Reference: R5257660 Bedrooms: 1 Bathrooms: 1 Build Size: 49m<sup>2</sup> Terrace: 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.



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Wifi  
Kilise yakınında  
Fiber optik

### Görüşler

Deniz  
Bahçe  
Liman  
Avlu  
Kentsel

### Mobilya

Tamamen mobilyalı

### Otopark

Sokak

### Oryantasyon

Güney

### Ayar

Ticari alan  
Sahil kenarında  
Golf'e yakın  
Limana yakın  
Denize yakın  
Dükkanlara Yakın  
Okullara yakın  
Sahil  
Şehir  
Liman  
Marina  
Marina'ya yakın  
Ön cephele plaj kompleksi

### Mutfak

Tam takılmış

### İklim kontrolü

Klima

### Durum

Harika  
Son zamanlarda yenilenmiş  
Son zamanlarda yenilenmiş

### Güvenlik

Alarm sistemi  
Giriş telefonu