



Middle Floor Apartment for sale in Marbella, Marbella

486,000 €

Central

Reference: R5257609 Bedrooms: 1 Bathrooms: 1 Build Size: 70m² Terrace: 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!

Features:

Features	Orientation	Climate Control
Covered Terrace	North West	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Double Glazing		
WiFi		
Restaurant On Site		
Near Church		
Fiber Optic		
Views	Setting	Condition
Panoramic	Commercial Area	Excellent
Garden	Beachside	Recently Refurbished
Courtyard	Close To Golf	Recently Renovated
Urban	Close To Port	
Street	Close To Sea	
	Close To Shops	
	Close To Schools	
	Beachfront	
	Town	
	Close To Marina	
Furniture	Kitchen	Security
Fully Furnished	Fully Fitted	Alarm System
Parking		
Street		