



Middle Floor Apartment for sale in Marbella, Marbella Central

486.000 €

Referentie: R5257609 Slaapkamers: 1 Badkamers: 1 Perceelgrootte: 70m² Terras: 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!



Kenmerken:

Extra's

Overdekt terras
Tillen
Nabij vervoer
Privé Terras
Dubbele beglazing
WiFi
Restaurant op locatie
Buurt van een kerk
Optische vezel

Uitzicht

Weids
Garden Views
binnenplaats Bekeken
Urban Bekeken
street Views

Meubilering

Volledig gemeubileerd

Parkeergelegenheid

parkeren op straat

Zonorientatie

Noordwest Zonoriëntatie

Ligging

Commerciele omgeving
Dicht bij strand
Dichtbij golfbaan
Dichtbij haven
Dichtbij zee
Dicht bij winkels
Dichtbij scholen
Eerstelijns strand
Stad
Dichtbij jachthaven

Keuken

Volledig ingerichte keuken

Klimaatbeheersing

Airconditioning

Huidige Staat

Uitstekende conditie
Onlangs gerenoveerd
Onlangs gerenoveerd

Beveiliging

Alarmsysteem