



Lejlighed i midten etage til salg i Marbella, Marbella

770.000 €

Reference: R5257654 Soveværelser: 2 Badeværelser: 2 Byg Størrelse: 120m² Terrasse: 15m²





Costa del Sol, Marbella

Fully Renovated Tourist Apartment with Legal Licence and High Profitability – Prime Central Location in Marbella Are you seeking a completely refurbished property in the city centre, with high returns and an active tourist licence? This is your chance! We are offering this exclusive 120 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 with island, two full bathrooms (one en-suite with jacuzzi), and two bedrooms 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, 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 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!



Funktioner:

Funktioner	Orientering	Klimakontrol
Dækket terrasse	Nord	Aircondition
Elevator		
I nærheden af transport		
Privat terrasse		
Ensuite badeværelse		
Marmorgulve		
Dobbeltvindue		
Monterede garderobeskabe		
Wifi		
Jacuzzi		
Domotics		
I nærheden af kirken		
Fiberoptik		
Synspunkter	Indstilling	Tilstand
Have	Kommercielt område	Fremragende
Gårdsplads	Strandside	For nylig renoveret
Urban	Tæt på golf	For nylig renoveret
Gade	Tæt på havn	
	Tæt på havet	
	Tæt på butikker	
	Tæt på skoler	
	Beachfront	
	By	
	Tæt på marina	
Møbel	Køkken	Sikkerhed
Fuldt møbleret	Fuldt monteret	Alarmsystem
		Indgangstelefon
Parkering		
Gade		