



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

Dækket terrasse
Elevator
I nærheden af transport
Privat terrasse
Ensuite badeværelse
Marmorgulve
Dobbeltvindue
Monterede garderober
Wifi
Jacuzzi
Domotics
I nærheden af kirken
Fiberoptik

Synspunkter

Have
Gårdsplads
Urban
Gade

Møbel

Fuldt møbleret

Parkering

Gade

Orientering

Nord

Indstilling

Kommercielt område
Strandside
Tæt på golf
Tæt på havn
Tæt på havet
Tæt på butikker
Tæt på skoler
Beachfront
By
Tæt på marina
Køkken
Fuldt monteret

Klimakontrol

Aircondition

Tilstand

Fremragende
For nylig renoveret
For nylig renoveret

Sikkerhed

Alarmsystem
Indgangstelefon