



## Middle Floor Apartment for sale in Marbella, Marbella

770,000 €

Reference: R5257654 Bedrooms: 2 Bathrooms: 2 Build Size: 120m<sup>2</sup> Terrace: 15m<sup>2</sup>





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## 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 m<sup>2</sup> 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/m<sup>2</sup>, 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!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Jacuzzi  
Domotics  
Near Church  
Fiber Optic

### Views

Garden  
Courtyard  
Urban  
Street

### Furniture

Fully Furnished

### Parking

Street

### Orientation

North

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront  
Town  
Close To Marina

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Security

Alarm System  
Entry Phone