



Apartamento Planta Media en venta en Marbella, Marbella

770.000 €

Referencia: R5257654 Dormitorios: 2 Baños: 2 Construido: 120m² Terraza: 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!



Características:

Características	Orientación	Climatización
Terraza	Norte	Aire acondicionado
Elevar		
Transporte cercano		
Terraza		
Baño privado		
Piso de mármol		
Doble acristalamiento		
Armarios ajustados		
Wifi		
Jacuzzi		
Domotica		
Cerca de la iglesia		
Fibra óptica		
Vistas	Posición	Estado
Jardín	Área comercial	Excelente
Patio	Junto a la playa	Renovado Recientemente
Vistas Urbanas	Cerca del golf	Reformado Recientemente
Calle	Cerca del puerto	
	Cerca del mar	
	Cerca de las tiendas	
	Cerca de las escuelas	
	Frente a la playa	
	Ciudad	
	Cerca de Marina	
Muebles	Cocina	Seguridad
Completamente Amueblada	Cocina Equipada	Sistema de alarma
		Teléfono de entrada
Aparcamiento		
Calle		